



Application

Narrative

Cash Transmittal

Development Standards

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Fiesta Ranch

Property's Address: 136th & Rio Verde

Property's Current Zoning District Designation: R1-70 ESL & R1-190 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Mark Grainger	Agent/Applicant: John Berry / Michele Hammond
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Company: RVI	Company: SEG Engineering
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Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Page 1 of 3

Revision Date: 5/10/2018

January 31, 2019

Via Hand-Delivery with Application, to:

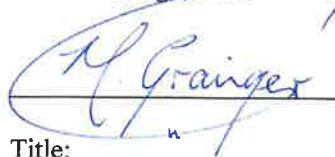
City of Scottsdale
Planning & Development Services Department
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

Re: Letter of Authorization – 136th Street & Rio Verde Drive

To Whom It May Concern:

This letter authorizes the firms and companies of Lyle Anderson Company, Berry Riddell, LVA Design/RVi Company, SEG Engineering, J2 Design & Environmental Design, and Technical Solutions to represent and act on behalf of **Wildcat Ridge LLC** in connection with the Zoning, Abandonment, Preliminary Plat and Development Review Board applications as well as any related City matters/applications for the property located at the southeast corner of 136th Street & Rio Verde Drive (APN: 219-39-010G, 219-39-010M, 219-39-010N, 219-39-010P, 219-39-010U, 219-39-010V) in the City of Scottsdale, Maricopa County, Arizona.

Wildcat Ridge, LLC

A handwritten signature in blue ink, appearing to read "H. Granger", is written over a horizontal line.

Title: _____



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 576 - PA - 2018

Project Name: Fiesta Ranch

Project Address: 136th; Rio Verde

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: _____

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

FIESTA RANCH

PLANNED COMMUNITY DISTRICT
REZONING PROJECT NARRATIVE

576-PA-2018

NOVEMBER 2019

PREPARED ON BEHALF OF THE LYLE ANDERSON COMPANY

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TABLE OF CONTENTS:

I.	INTRODUCTION.....	7
A.	NATURE OF THE REQUEST.....	7
B.	DEVELOPMENT APPROACH.....	9
1.	MASTER-PLANNING BENEFITS.....	10
2.	PRESERVATION AND STEWARDSHIP OF THE LAND.....	10
C.	ABOUT THE DEVELOPER.....	11
1.	PLANNING PHILOSOPHY OF THE LYLE ANDERSON COMPANIES.....	11
D.	NARRATIVE PURPOSE AND ORGANIZATION.....	11
II.	EXISTING CONDITIONS.....	12
A.	EXISTING LAND USE & IMPROVEMENTS.....	12
1.	ENVIRONMENTAL FEATURES.....	16
a.	Site Topography	16
b.	Slope Analysis	16
c.	ESL Landform Types	16
d.	Cultural Sites	16
e.	Boulder Features	16
f.	Drainage	17
g.	Viewsheds	17
h.	Vegetation	18
2.	THE McDOWELL SONORAN PRESERVE & McDOWELL MOUNTAIN REGIONAL PARK.....	19
3.	TRAIL CONTEXT.....	20
4.	ONSITE AND OFFICE INFRASTRUCTURE IMPROVEMENTS.....	20
III.	PLANNING AND POLICY CONTEXT.....	21
A.	INTRODUCTION.....	21
B.	GENERAL PLAN	21
1.	SIX GUIDING PRINCIPLES.....	21
2.	CONFORMANCE WITH GENERAL PLAN GOALS AND APPROACHES.....	22
a.	Character & Design Element	22
b.	Land Use Element	26
c.	Economic Vitality Element	28
d.	Community Involvement Element	28
e.	Housing Element	28

FIESTA RANCH PCD APPLICATION

f.	Neighborhoods Element	29
g.	Open Space and Recreation Element.....	30
h.	Preservation and Environmental Planning Element.....	31
i.	Growth Areas Element.....	32
j.	Community Mobility Element.....	33
C.	DYNAMITE FOOTHILLS CHARACTER AREA PLAN.....	34
IV.	ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE.....	40
A.	SCOTTSDALE SENSITIVE DESIGN PRINCIPLES.....	43
V.	PLANNED COMMUNITY DISTRICT FINDINGS (SEC. 5.1204)	46
VI.	DEVELOPMENT PLAN.....	47
A.	DEVELOPMENT CONCEPT	47
B.	PROPOSED LAND USE.....	48
1.	DEVELOPMENT PROGRAM.....	48
2.	LAND USE BUDGET.....	48
3.	DEVELOPMENT STANDARDS.....	48
C.	OPEN SPACE AND NATURAL FEATURES.....	49
1.	OPEN SPACE AND WILDLIFE CORRIDORS.....	49
2.	NATURAL AREA OPEN SPACE.....	50
3.	OPEN SPACE BUFFERS.....	51
D.	CIRCULATION.....	51
1.	RIO VERDE DRIVE.....	52
2.	138 TH STREET & 141 ST STREET.....	52
3.	136 TH STREET.....	52
4.	INTERNAL LOCAL STREETS.....	52
5.	STREETSCAPES.....	52
6.	PEDESTRIAN & BICYCLE CIRCULATION.....	54
E.	COMMUNITY CHARACTER.....	55
1.	LANDSCAPE DESIGN & OPEN SPACES.....	55
2.	ARCHITECTURE, WALLS & ENTRY MONUMENTS.....	55
3.	LIGHTING.....	55
VII.	CONCLUSION.....	56

LIST OF EXHIBITS

EXHIBIT A: PROJECT LOCATION MAP.....7

EXHIBIT B: ZONING CONTEXT MAP.....8

EXHIBIT C: DIMENSIONED SITE BOUNDARY MAP.....8

EXHIBIT D: GENERAL PLAN MAP.....9

EXHIBIT E: EXISTING ZONING MAP.....10

EXHIBIT F: PROPOSED ZONING MAP.....10

EXHIBIT G: SITE CONTEXT PHOTOS.....12

EXHIBIT H: TOPOGRAPHICAL CONTOUR MAP.....17

EXHIBIT I: SLOPE ANALYSIS MAP.....18

EXHIBIT J: PROTECTED PEAKS & RIDGES MAP.....19

EXHIBIT K: TRAIL CONTEXT MAP.....20

EXHIBIT L: CHARACTER AREA PLAN.....23

EXHIBIT M: DYNAMITE FOOTHILLS CHARACTER AREAMAP.....33

EXHIBIT N: DYNAMITE FOOTHILLS ENVIRONMENTAL CONSTRAINTS MAP.....35

EXHIBIT O: CONCEPTUAL DEVELOPMENT PLAN47

EXHIBIT P: CONCEPTUAL OPEN SPACE PLAN50

EXHIBIT Q: STREETScape & SCENIC CORRIDOR PLAN.....51

EXHIBIT R: STREETScape CROSS SECTIONS53

EXHIBIT S: PEDESTRIAN CIRCULATION PLAN54

FIESTA RANCH PCD APPLICATION

I. INTRODUCTION

A. NATURE OF THE REQUEST

On behalf of the Lyle Anderson Company, this request is to rezone a 273+/- gross-acre property located at the southeast corner of 136th Street and Rio Verde Drive (the “Property”) from R1-70 ESL and R1-190 ESL to PCD ESL for a proposed master planned community with several comparable zoning districts including Open Space (OS PCD), R1-43, and R1-18. This zoning change is consistent with the General Plan land use designation of Rural Neighborhoods and the goals and policies set forth in the General Plan and the Dynamite Foothills Character Area Plan. The overall proposed density is less than one dwelling unit per acre (du/ac) achieved by clustering lots to allow for the preservation of open spaces, wash corridors and environmental features that traverse the site. The site is surrounded by County RU-43 residential development on the north, south and east. To the west, is the approved Reata Ranch R-4R development in the City of Scottsdale (the “City”).

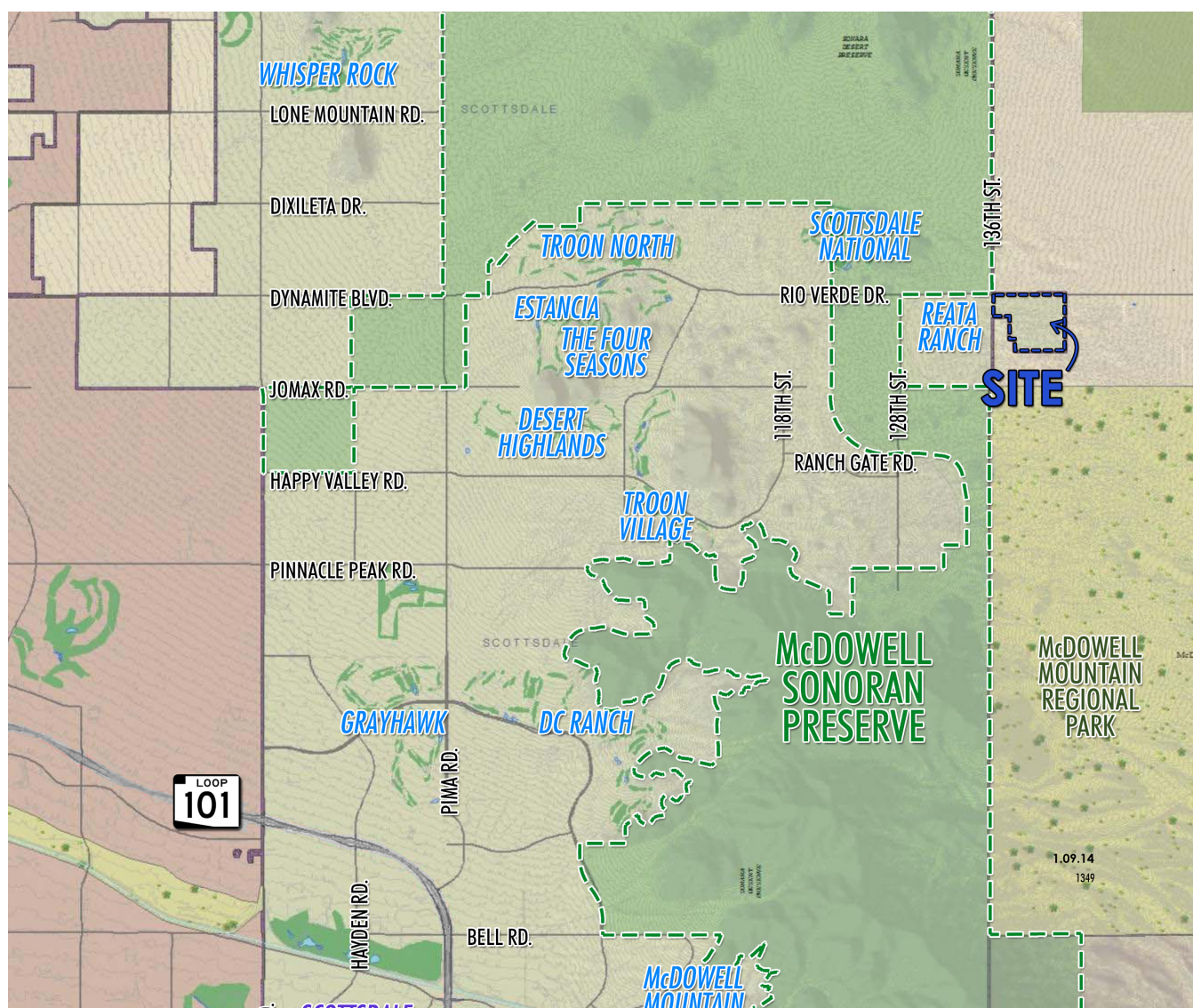


EXHIBIT A: PROJECT LOCATION MAP

FIESTA RANCH PCD APPLICATION

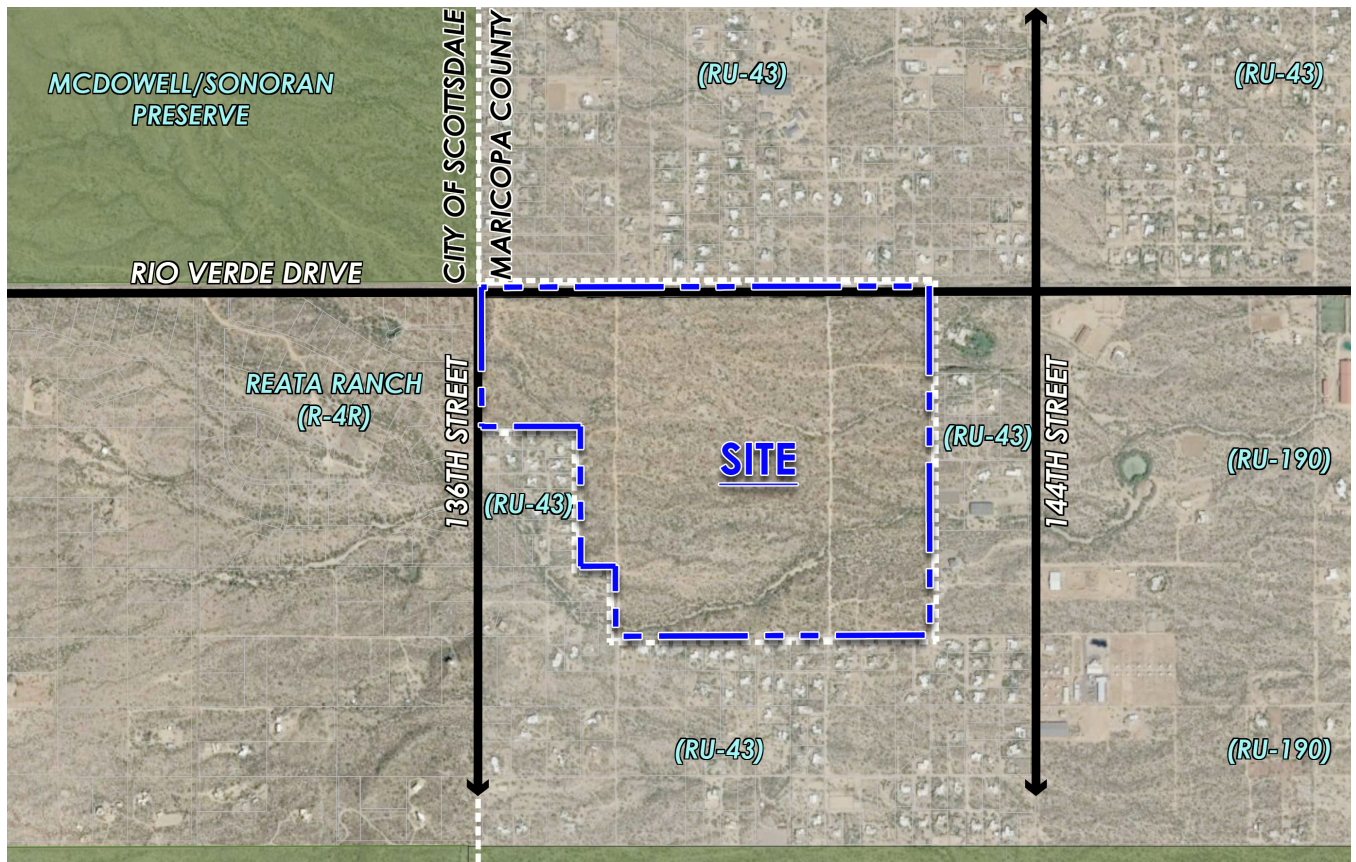


EXHIBIT B: ZONING CONTEXT MAP

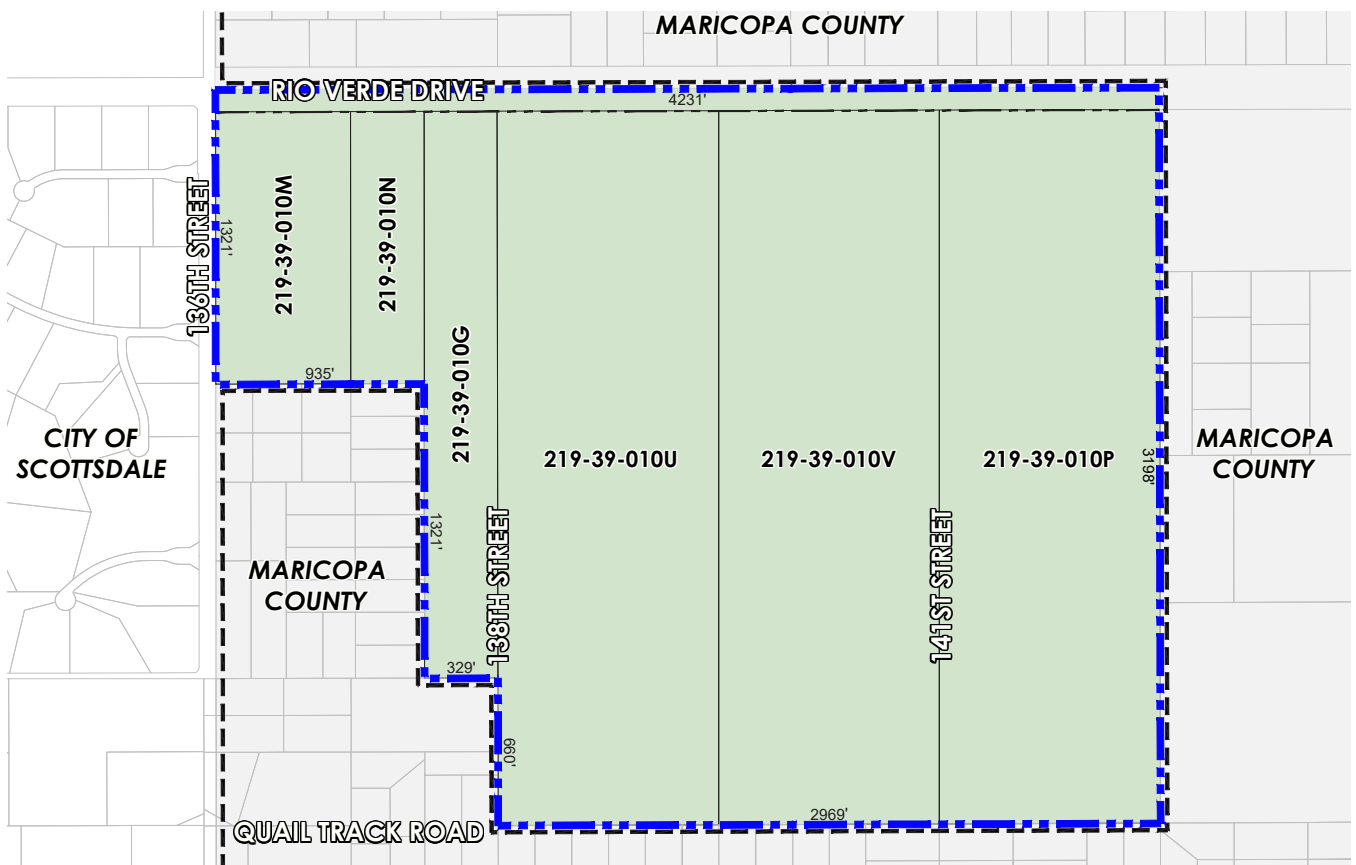
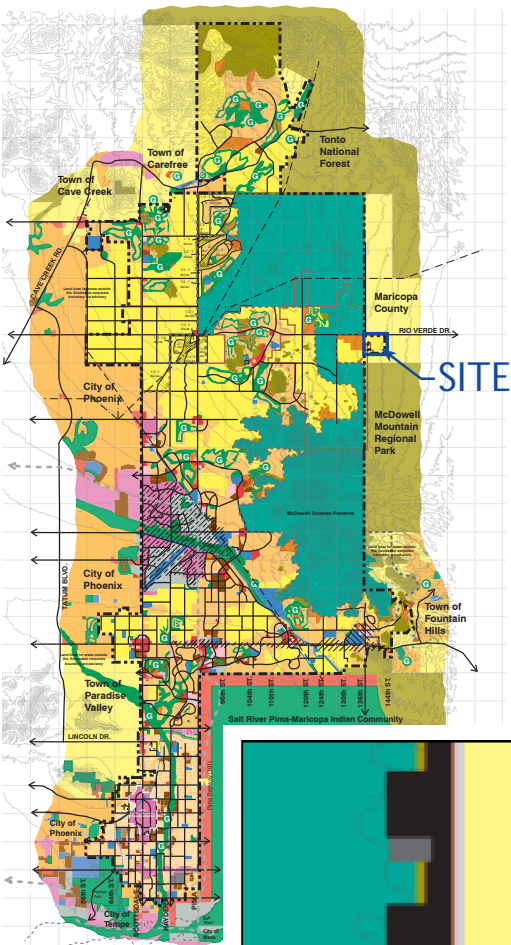


EXHIBIT C: DIMENSIONED SITE BOUNDARY MAP

FIESTA RANCH PCD APPLICATION

B. DEVELOPMENT APPROACH

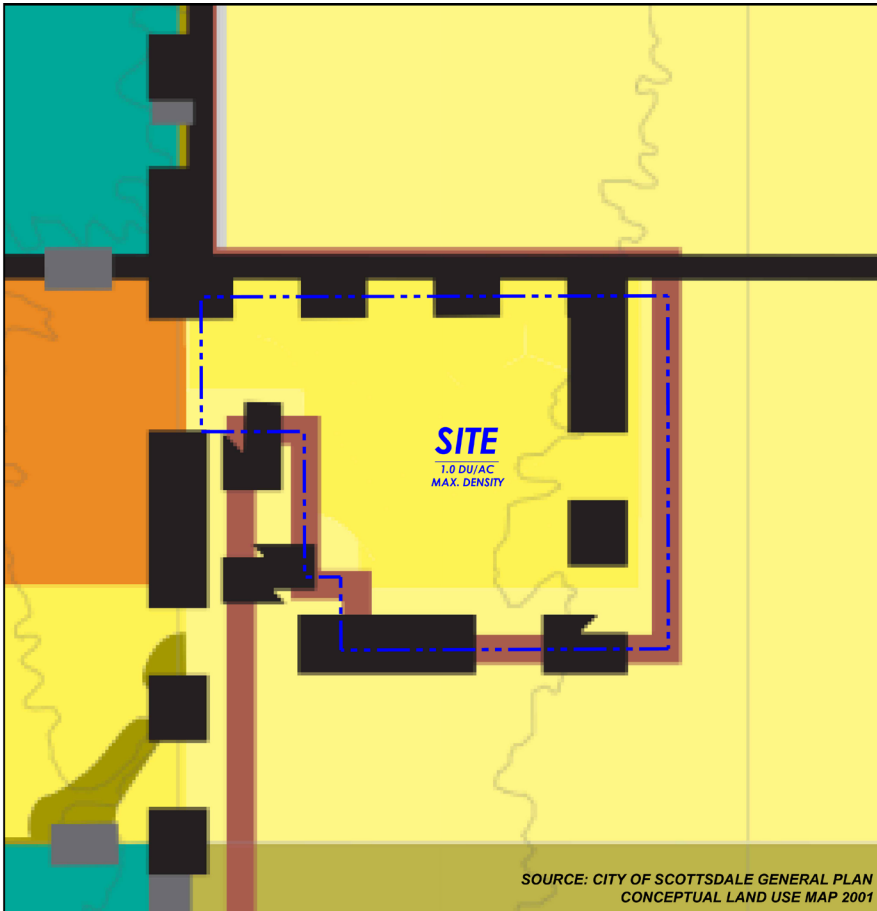
Scottsdale prides itself as being described as one of the “Best Places to Live” for its climate, terrain, desert vegetation, and lifestyle attributes. The development of noteworthy master planned communities over the last several decades such as Desert Mountain, Desert Highlands, Troon, McDowell Mountain Ranch, and DC Ranch have established unique communities within the larger Scottsdale community giving residents a range of living options and lifestyle opportunities. The development vision for Fiesta Ranch focuses on all the benefits of a luxury single-family residential master planned community with a commitment to maintaining large amounts of natural open space, wash corridor preservation, and strategic neighborhood planning while providing sensitive buffering to existing adjacent residential development and maintaining established circulation connections.



KEY MAP

LAND USE LEGEND

RURAL NEIGHBORHOODS (0-1 DU/AC)	SUBURBAN NEIGHBORHOODS (1-8 DU/AC)	URBAN NEIGHBORHOODS	MIXED-USE NEIGHBORHOODS	RESOR / TOURISM	MCDOWELL SONORAN PRESERVE	COMMERCIAL
OFFICE	EMPLOYMENT	NATURAL OPEN SPACE	DEVELOPED OPEN SPACE (PARKS)	DEVELOPED OPEN SPACE (GOLF COURSE)	CULTURAL / INSTITUTIONAL OR PUBLIC USE	LOCATION NOT YET DETERMINED



THE SUBJECT SITE IS DESIGNATED AS "RURAL NEIGHBORHOODS" ON THE SCOTTSDALE GENERAL PLAN LAND USE MAP. THIS CATEGORY ALLOWS FOR DENSITIES BETWEEN 0-1 DU/AC.

EXHIBIT D: GENERAL PLAN MAP

FIESTA RANCH PCD APPLICATION

1. MASTER-PLANNING BENEFITS

There are many benefits to adopting a comprehensive master plan for the Property. These benefits contrast with the disconnected and inconsistent development that can occur absent a comprehensive planning effort on a large segment of land.

- a. Master planning allows for a strong network of natural open space that is planned as a whole instead of in small pieces. This will create consistency between properties and/or development clusters offering a seamless open space amenity for the community.
- b. Master planning allows for better flexibility to align roadways in a way that is sensitive to environmental features, providing streetscapes that are harmonious with the underlying land forms, washes, vegetative patterns, and rock outcroppings.
- c. Master planning for a large site allows the design team to consider all of the land uses, infrastructure, streets, drainage and utilities on a more comprehensive level to better maximize livability of the area for residents.
- d. Master planning often results in increased property values for the residents because of the community lifestyle it creates and level of amenities it offers.

EXHIBIT E: EXISTING ZONING MAP

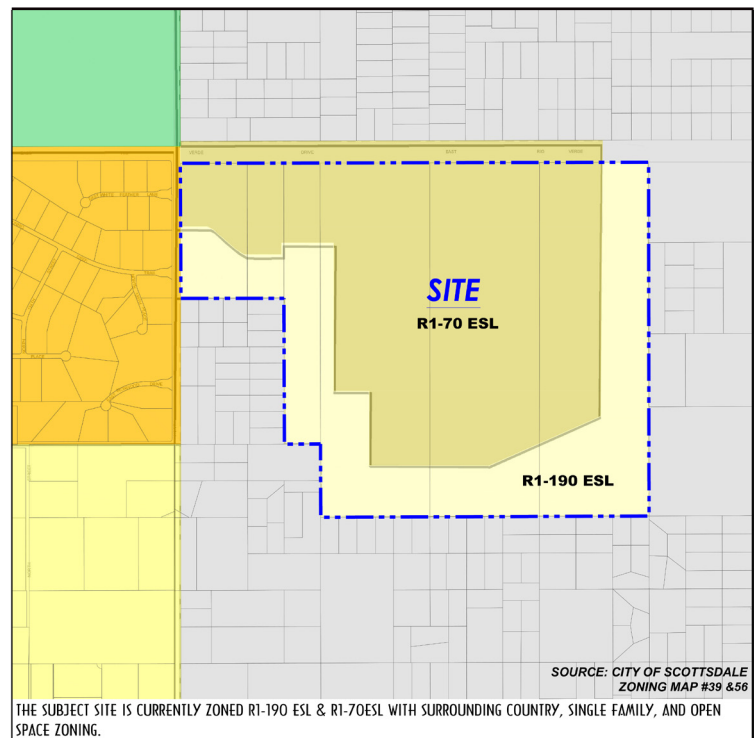
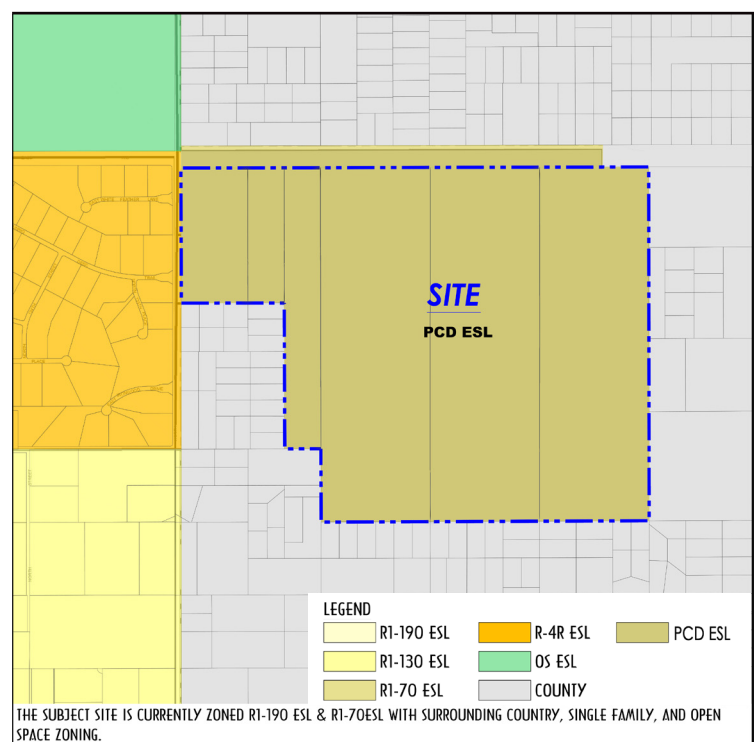


EXHIBIT F: PROPOSED ZONING MAP



2. PRESERVATION AND STEWARDSHIP OF THE LAND

The underlying philosophy guiding the development approach for the Property is to build a single-family community that showcases the natural features of the Sonoran Desert environment. Rather than a golf course or resort, there will be walking trails incorporated throughout the abundant open space giving residents the chance to learn about and experience the desert first hand. The central node of the development will include a community recreation center for the residents and can be accessed via an internal path system. The project

boasts 40% (109 acres) of the site to be preserved as Natural Area Open Space (“NAOS”). A 100-foot wide Scenic Corridor will be provided along Rio Verde Drive and a 100-foot wide open space buffer will be provided along the eastern property line. Additionally, large parcels zoned OS PCD ESL (also NAOS) are located along the southwest corner of the site at 138th Street and along 136th Street and the south property line to preserve wash corridors and provide additional buffering. In total, the land zoned OS PCD ESL constitutes 17% of the Property.

C. ABOUT THE DEVELOPER

The Lyle Anderson Company is a Scottsdale-based company known for developing luxury communities throughout the country for more than four decades. The Lyle Anderson Company has received numerous awards from organizations such as the Urban Land Institute, Golf Digest, the Robb Report and Estates West. Lyle Anderson, the Chairman of the Lyle Anderson Company, has a long-standing, proven commitment to excellence that is exemplified by the Scottsdale communities he has built. These communities continue to be sought after for luxury living, including Desert Highlands, an 850-acre community, and Desert Mountain, an 8,000-acre master-planned community.

1. PLANNING PHILOSOPHY OF THE LYLE ANDERSON COMPANIES

Starting in the late 1970’s, Lyle Anderson teamed with the architects and planners at Frank Lloyd Wright’s Taliesin Architects to establish new standards for environmentally-responsible development in the upper Sonoran Desert. Lyle Anderson recognized the spectacular beauty and value of the upper Sonoran Desert and, therefore, the Anderson Team created new design and development standards at both Desert Highlands and Desert Mountain that established the standard for excellence for development in north Scottsdale.

Respect for the natural environment was paramount for all of the Anderson communities. The natural characteristics and attributes of each piece of land were extensively studied before any development plans were created. The streets and homes were planned to blend and nestle into the desert terrain. Narrow streets were designed to follow the natural contours of the land. The natural washes and drainage patterns were preserved. Unique vegetation and landforms were protected. Building Envelopes were created for the custom lots to preserve significant portions of the natural desert and to limit the overall disturbance. Strict Design Guidelines were created to ensure that the color, scale, height, landscape and general appearance of the homes quietly nestled into the natural desert. Now, over 30 years later, the results of this philosophy are evident. Both Desert Highlands and Desert Mountain are still leading examples of environmentally-sensitive development in the desert.

The proven standards and planning principles that were pioneered at Desert Highlands and Desert Mountain became the basis of many aspects of the City of Scottsdale’s Environmentally Sensitive Lands Ordinance. When the ESLO was being drafted by the City in the late 1980’s and early 1990’s, the Anderson Team shared their knowledge, experience and successes with the City leaders and planners that were crafting the ESLO. The planning and design philosophy of Lyle Anderson has left a lasting mark on all development in north Scottsdale.

D. NARRATIVE PURPOSE AND ORGANIZATION

The project narrative includes all the elements and findings for the General Plan, Dynamite Foothills Character Area Plan (“DFCAP”), Environmentally Sensitive Lands Ordinance (“ESLO”), Scottsdale Sensitive Design Principles and Planned Community District (“PCD”). Additionally, it includes discussion regarding the existing conditions, environmental features, proposed land use, open space, circulation, trails, infrastructure and proposed community character including architectural approaches and landscaping.

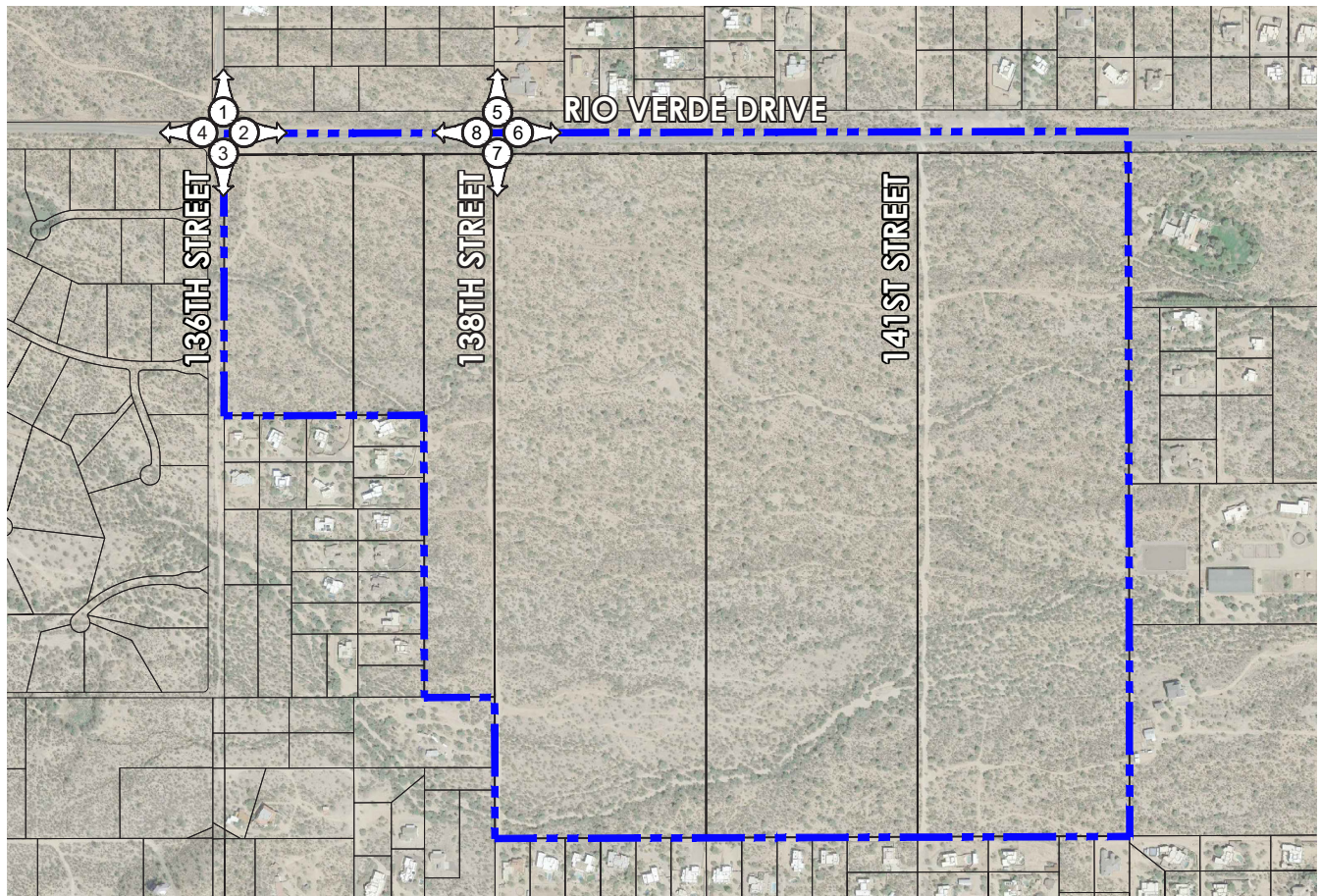
FIESTA RANCH PCD APPLICATION

II. EXISTING CONDITIONS

A. EXISTING LAND USE & IMPROVEMENTS

The subject property is predominantly vacant and undisturbed native desert. There are limited areas that are subject to historic disturbance to include jeep trail alignments. The 138th Street and 141st Street alignments extend through the site to provide access to many of the County parcels located south of the subject property.

EXHIBIT G: SITE CONTEXT PHOTOS



FIESTA RANCH PCD APPLICATION

PHOTO 9 - LOOKING NORTH



PHOTO 10 - LOOKING EAST



PHOTO 11 - LOOKING SOUTH



PHOTO 12 - LOOKING WEST



PHOTO 13 - LOOKING NORTH



PHOTO 14 - LOOKING EAST



PHOTO 15 - LOOKING SOUTH



PHOTO 16 - LOOKING WEST

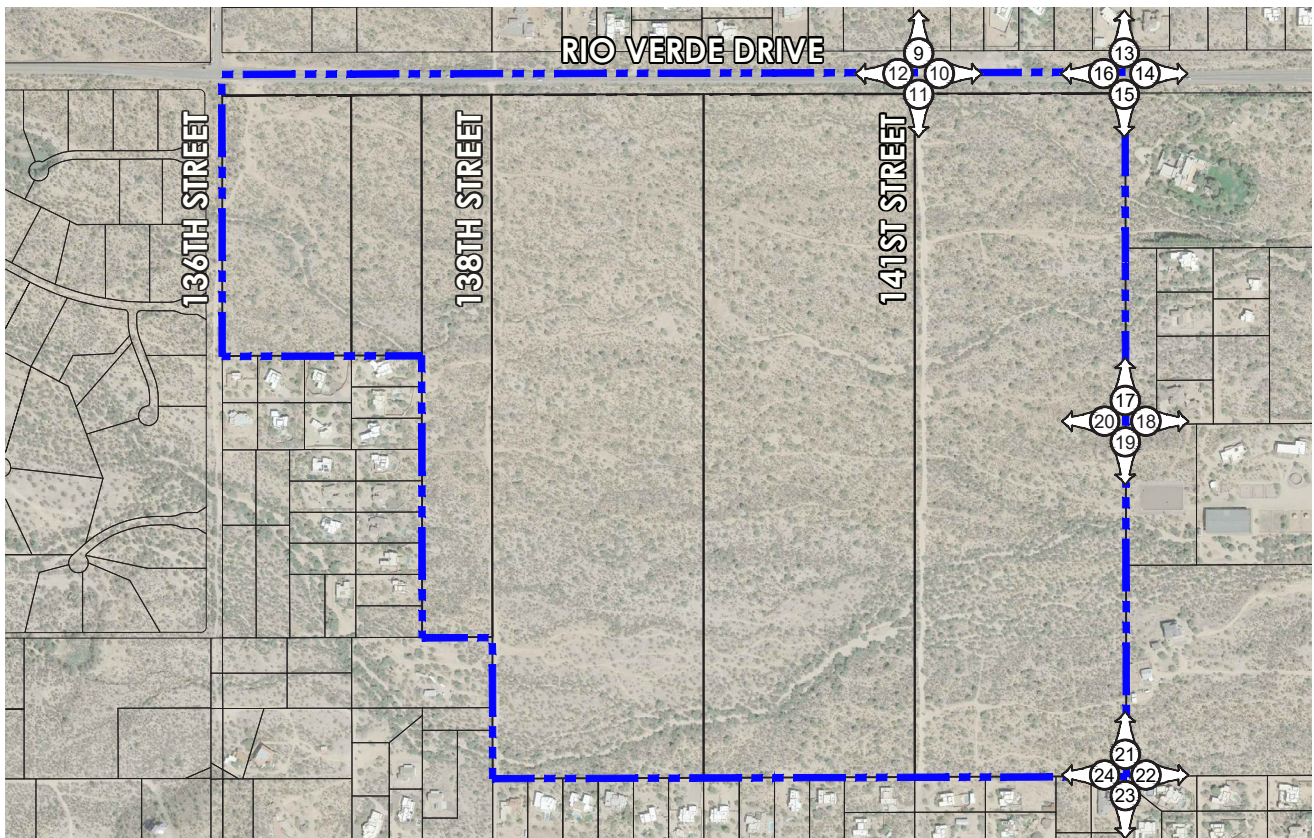


PHOTO 17 - LOOKING NORTH



PHOTO 18 - LOOKING EAST



PHOTO 19 - LOOKING SOUTH



PHOTO 20 - LOOKING WEST



PHOTO 21 - LOOKING NORTH



PHOTO 22 - LOOKING EAST



PHOTO 23 - LOOKING SOUTH



PHOTO 24 - LOOKING WEST



FIESTA RANCH PCD APPLICATION

PHOTO 25 - LOOKING NORTH



PHOTO 26 - LOOKING EAST



PHOTO 27 - LOOKING SOUTH



PHOTO 28 - LOOKING WEST



PHOTO 29 - LOOKING NORTH



PHOTO 30 - LOOKING EAST



PHOTO 31 - LOOKING SOUTH



PHOTO 32 - LOOKING WEST

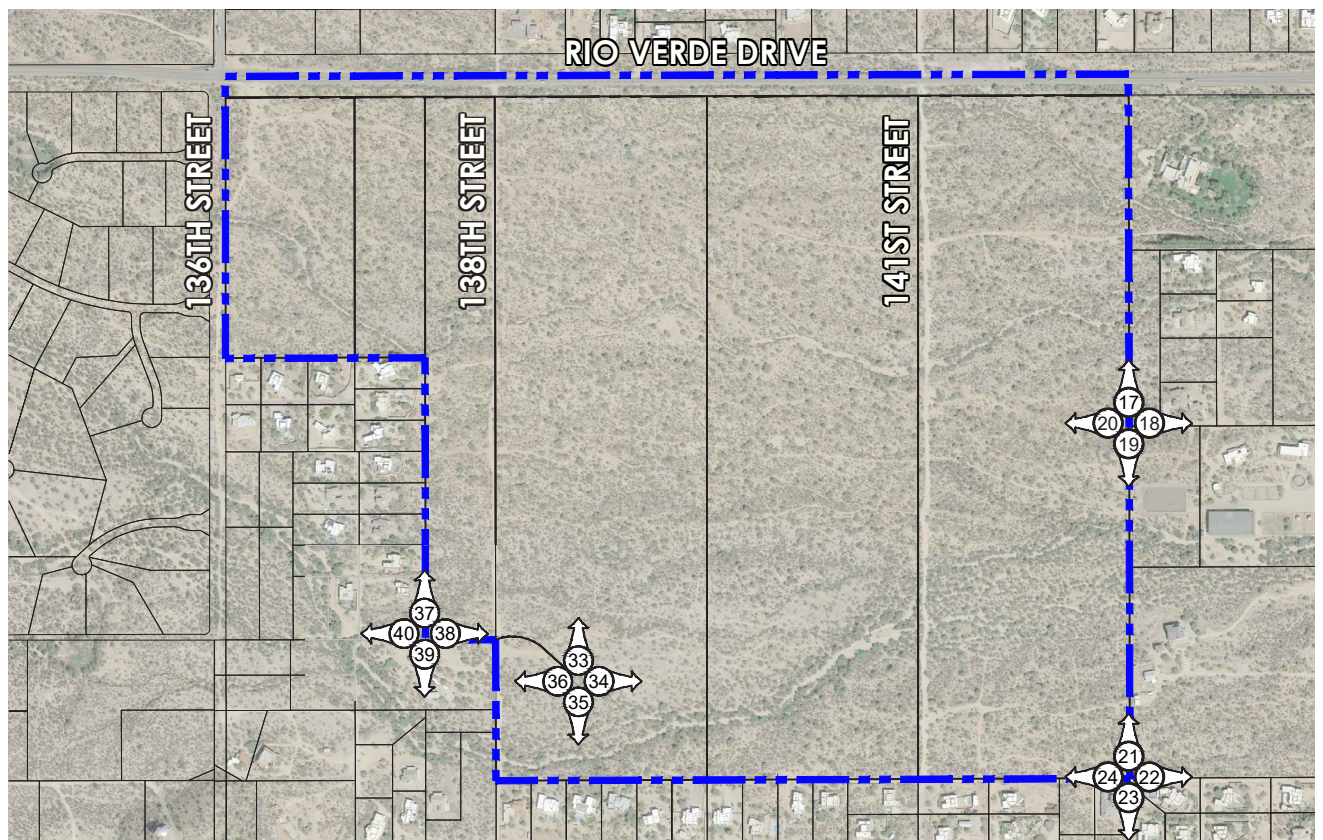


PHOTO 33 - LOOKING NORTH



PHOTO 34 - LOOKING EAST



PHOTO 35 - LOOKING SOUTH



PHOTO 36 - LOOKING WEST



PHOTO 37 - LOOKING NORTH



PHOTO 38 - LOOKING EAST



PHOTO 39 - LOOKING SOUTH



PHOTO 40 - LOOKING WEST



FIESTA RANCH PCD APPLICATION

PHOTO 41 - LOOKING NORTH



PHOTO 42 - LOOKING EAST



PHOTO 43 - LOOKING SOUTH



PHOTO 44 - LOOKING WEST

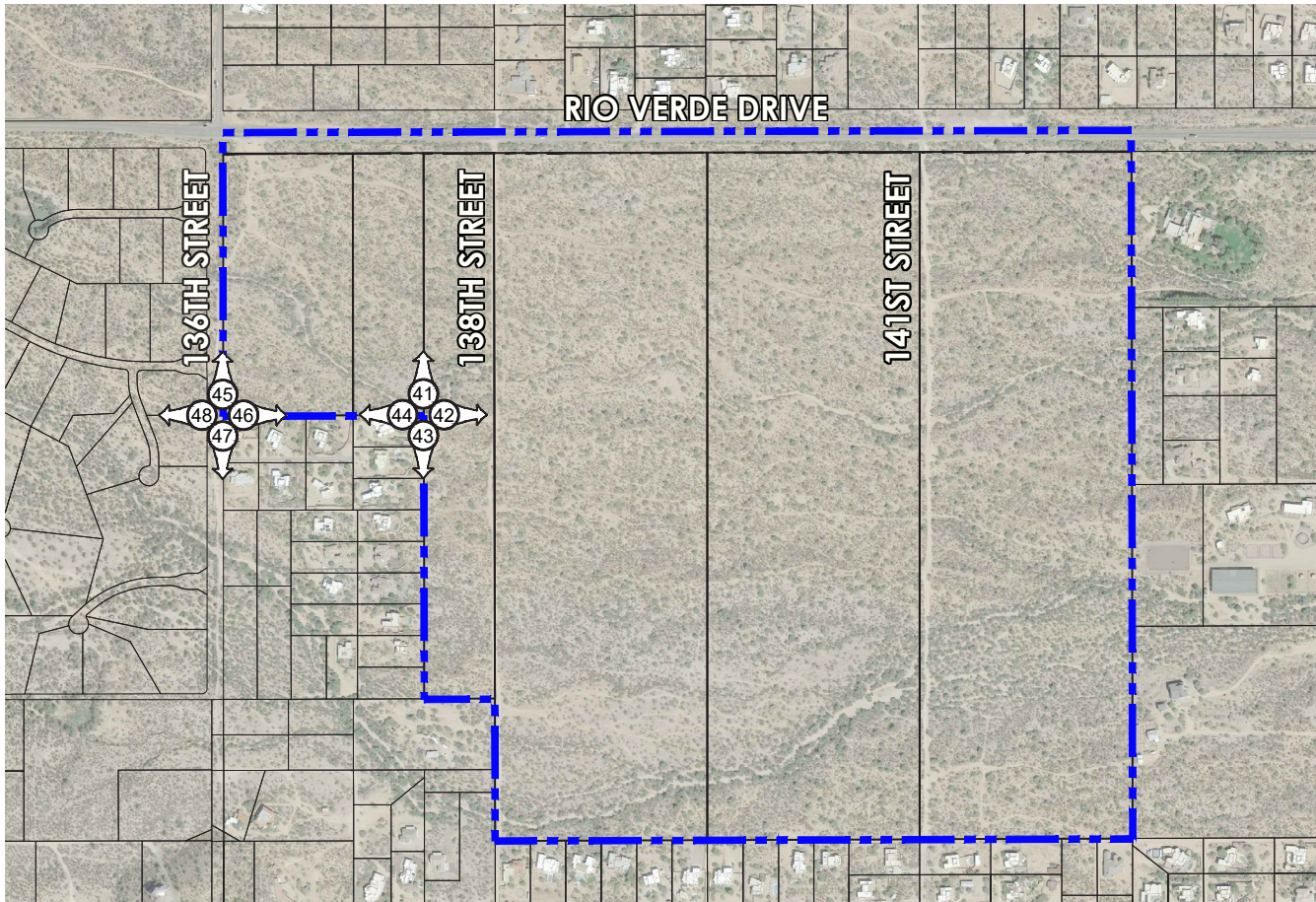


PHOTO 45 - LOOKING NORTH



PHOTO 46 - LOOKING EAST



PHOTO 47 - LOOKING SOUTH



PHOTO 48 - LOOKING WEST



FIESTA RANCH PCD APPLICATION

1. ENVIRONMENTAL FEATURES

a. Site Topography

The subject property is located on the slopes of a broad alluvial plane that extends east from the McDowell Mountains. The site is characteristically rolling topography interspersed with watercourses that flow east and ultimately join with the Verde River (located approximately 6 miles to the east). The site does not contain any Hillside designated areas.

b. Slope Analysis

A detailed slope analysis, as required with all ESL designated properties, has been provided with this application. The slope analysis not only highlights that topographical character of the property but serves as a mechanism for establishing Natural Area Open Space (NAOS) requirements. The analysis conducted for this 273-acre site indicates a minimum NAOS requirement of 81.8 acres (or 29.9% of the site). The applicant has agreed to provide 109.3 acres of NAOS in amounts that exceed the base requirement by 27.5 acres, a 33% increase.

c. ESL Landform Types

The subject property is located entirely within the Upper Desert Landform area as defined by the City of Scottsdale's ESL Landforms and Protected Peaks and Ridges Map. No protected peaks, ridges or hillside areas are located on the property.

d. Cultural Sites

A Class III Cultural Resources Survey, in conformance with City requirements, has been conducted on the subject property. Development of the project area requires compliance with the City of Scottsdale archaeology ordinance #3242.

The survey was completed in December 2017. The survey did not document any cultural resources and has recommended the issuance of a Certificate of No Effect.

e. Boulder Features

The subject property does not contain any boulder features that qualify for protection per the definition and criteria established by the City's Environmentally Sensitive Lands Ordinance (ESL).



FIESTA RANCH PCD APPLICATION

f. Drainage

Natural watercourses that bisect the Property are ephemeral in nature and their conditions have been analyzed through a comprehensive Preliminary Drainage Report submitted in conjunction with this application. Wash features serve not only to convey stormwater flows but have high intrinsic value for the role they play in defining community open space and wildlife corridors.

A majority of the on-site watercourses are defined as “minor washes” having a 100 year/2hr flow rate of less than 50 cfs. Three major wash corridors cross the site, one of which has a flow that exceeds 750 cfs and is therefore characterized as a Vista Corridor wash. The major washes will be protected within defined open space corridors to ensure that existing flow conditions are not adversely impacted.

g. Viewsheds

Due to the relatively moderate and consistent slope of the property to the east and the lack of mountainous terrain proximate to the site, viewsheds from the subject property are long-range, rather than oriented to on-site or nearby features. Eastern perspectives enjoy views to the Mazatals, Four Peaks and the Superstitions. Views to the west and southwest reflect on the McDowells, while views to the northwest capture views of the Brown’s Ranch Preserve Area.

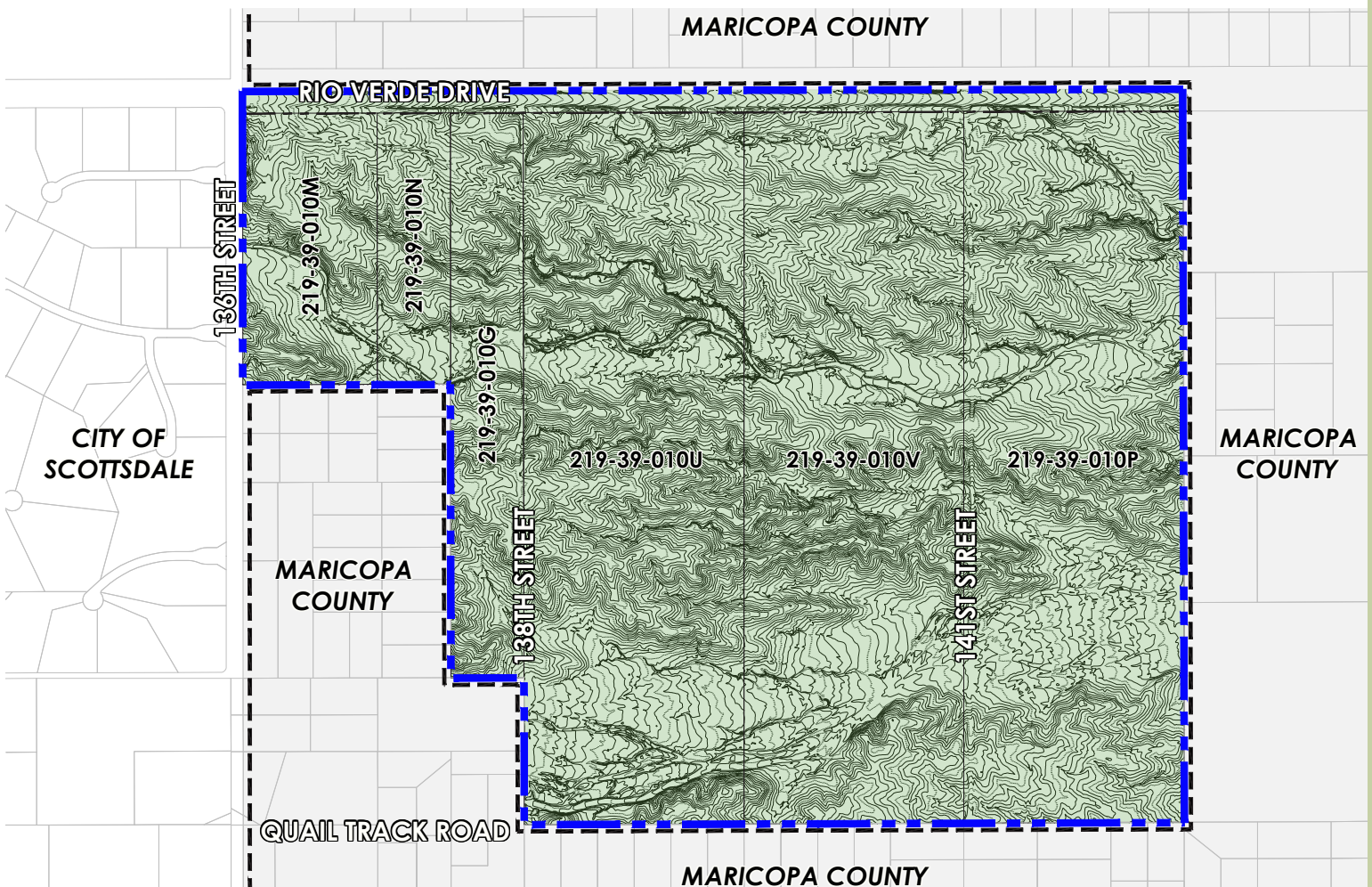
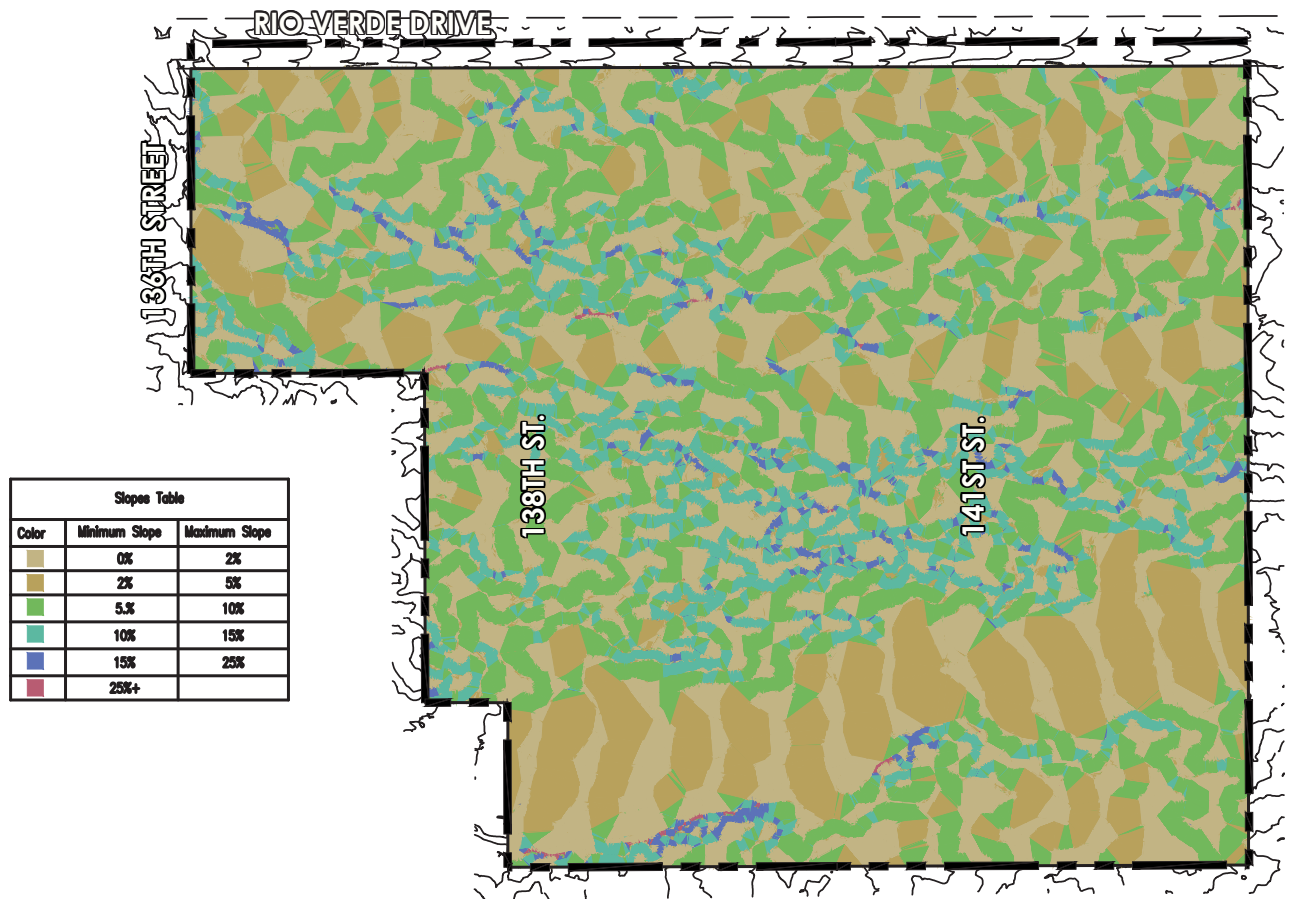


EXHIBIT H: TOPOGRAPHICAL CONTOUR MAP

FIESTA RANCH PCD APPLICATION

EXHIBIT I: SLOPE ANALYSIS MAP



h. Vegetation

Plant diversity found on-site is typical of species found in the Upper Sonoran Desert. In general, on-site vegetation is found in naturally occurring densities with higher concentrations typically found near wash corridors. Species prevalent to the site include:

- Saguaro
- Palo Verde
- Catclaw Acacia
- Desert Hackberry
- Cholla (Teddy Bear, Staghorn, Pencil)
- Prickly Pear Cactus
- Barrel Cactus
- Ephedra
- Globemallow
- Fairy Duster
- Penstemon
- Soap Tree Yucca
- New Mexico Thistle
- Mammillaria

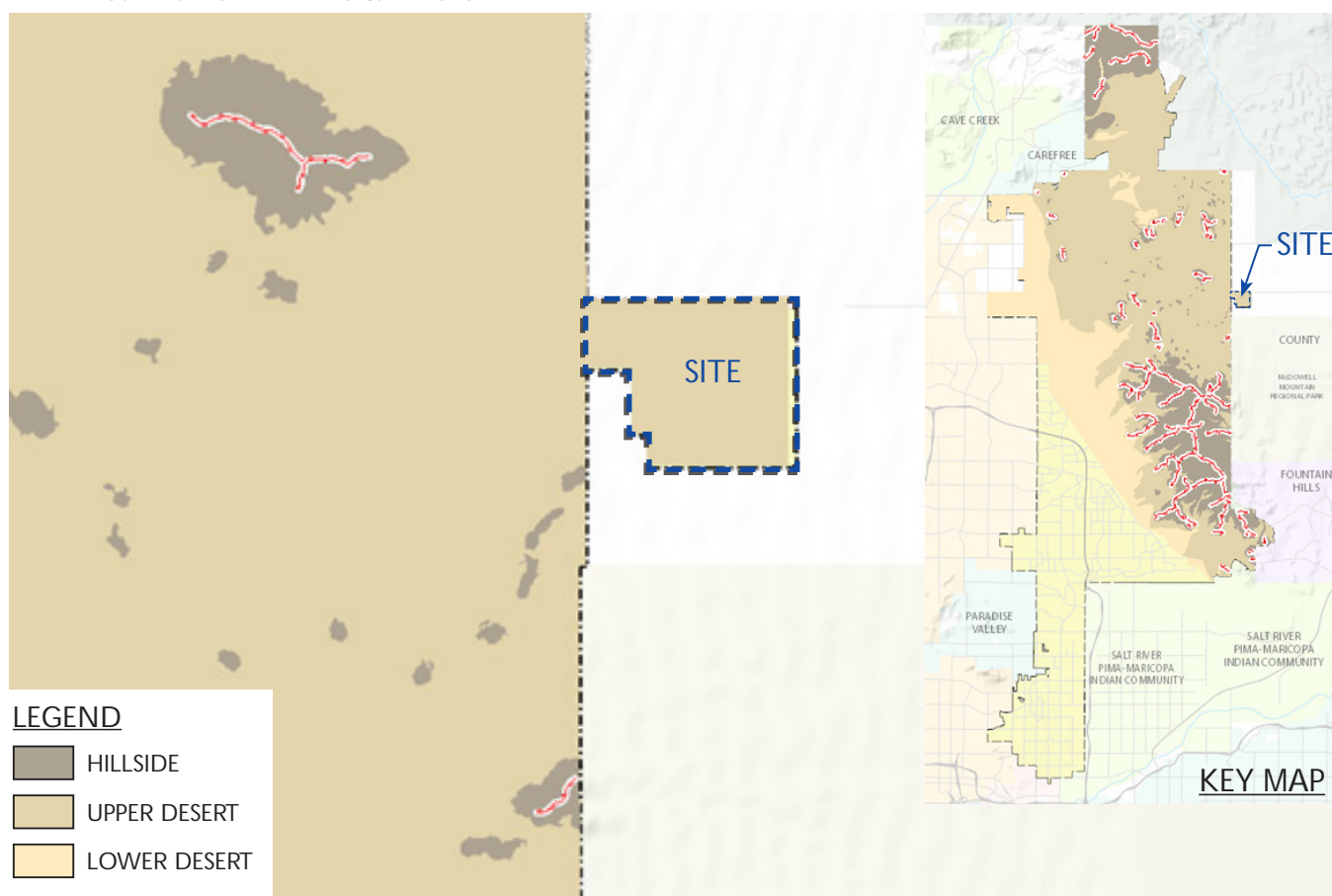
FIESTA RANCH PCD APPLICATION

2. THE MCDOWELL SONORAN PRESERVE & MCDOWELL MOUNTAIN REGIONAL PARK

The subject property is located proximate to the McDowell Sonoran Preserve (the “Preserve”), a 30,500-acre public preserve that allows non-vehicular access via a trail network that includes over 180 miles of pathways. The Preserve does not immediately bound the Property but is located directly northwest of the site’s Northwest corner at the Rio Verde Drive and 136th Intersection. The newly upgraded Fraesfield Trailhead is located approximately ¼-mile west of this intersection. Direct access to the Preserve can be gained from the 136th Street intersection.

The McDowell Mountain Regional Park (the “Park”), which is operated by Maricopa County, is located approximately one mile south of the subject property. Defined trail access points to the Park are located at the southern terminus of the 150th Street and 158th Street alignments.

EXHIBIT J: PROTECTED PEAKS & RIDGES MAP



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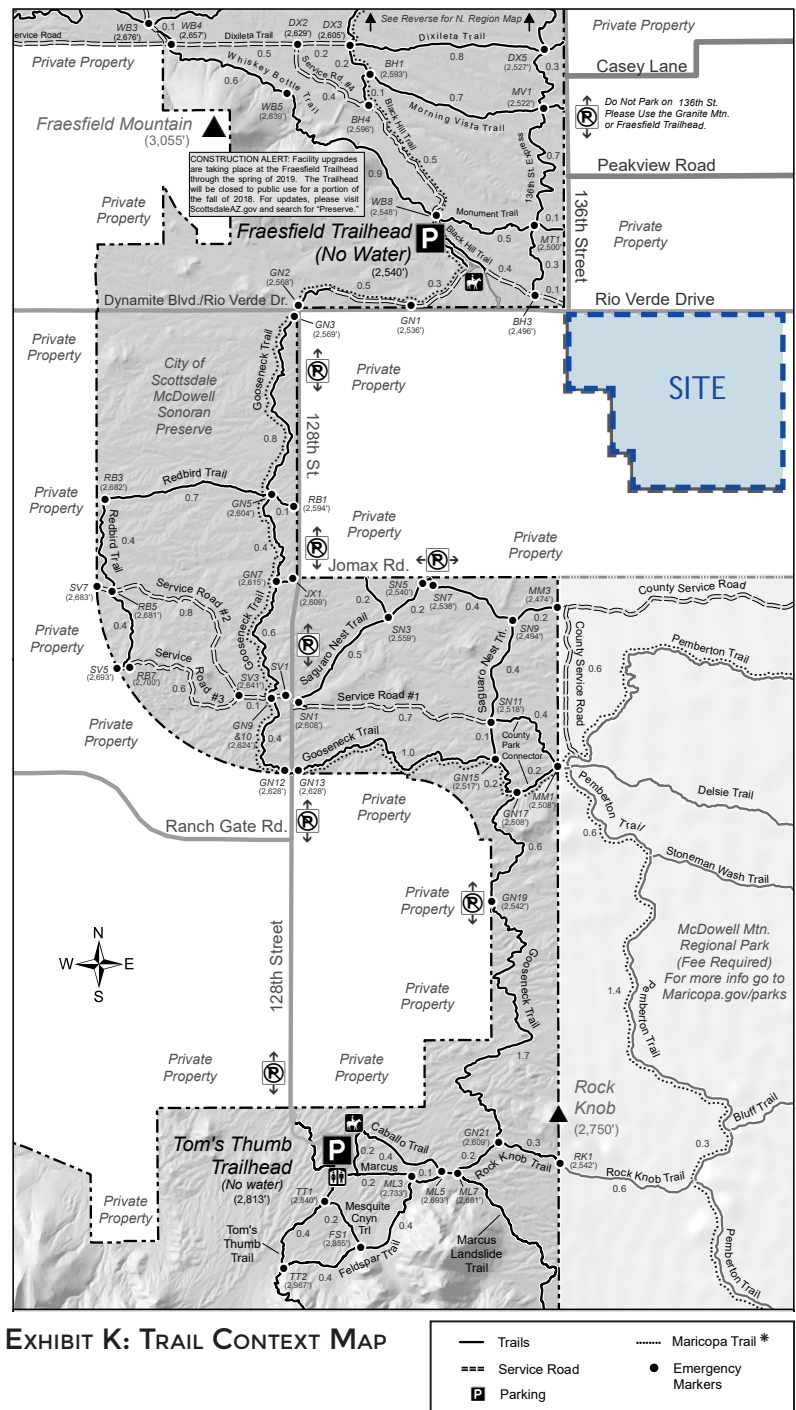
3. TRAIL CONTEXT

The site's proximity to the Preserve provides for access to an extensive network of trails and natural areas. Trails within the Preserve are well established, and planned alignments along portions of the Property's perimeter will complement the existing network.

4. ONSITE AND OFFICE INFRASTRUCTURE IMPROVEMENTS

Existing roadway conditions adjacent and within the Property are relatively primitive. Rio Verde Drive is currently constructed as a two-lane regional roadway within 200 feet of existing right-of-way. 136th Street defines a portion of the site's western edge comprised of a graded natural surface roadway that serves County properties to the south. 138th Street and 141st Street are improved graded natural surface roads, with no elevated crossing of existing drainageways.

Due to the location of the Property at the extreme eastern edge of the incorporated area, water and wastewater utilities have not been extended to the site. At present time, water and sewer mains within Rio Verde Drive extend to the 122nd Street alignment (approximately 1.5 miles from the subject property).



III. PLANNING AND POLICY CONTEXT

A. INTRODUCTION

The proposed rezoning request is consistent with the City's adopted plans and policies. This section of the narrative summarizes the applicability of the proposed PCD master plan request with respect to the General Plan, DFCAP, ESLO, PCD and Scottsdale's Sensitive Design Principles.

B. GENERAL PLAN

1. SIX GUIDING PRINCIPLES

This rezoning request is consistent with the current General Plan designation of Rural Neighborhoods. Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be analyzed. These six Guiding Principles are as follows: *Value Scottsdale's Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability and Advance Transportation.*

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character and Design, 2) Land Use, 3) Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space and Recreation, 8) Preservation and Environmental Planning, 9) Cost of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the "goals and approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies, and is emblematic of, the applicable Guiding Principles found within the City's General Plan.

The current 2001 General Plan land use designation for the site is Rural Neighborhoods. This category includes areas of relatively large-lot single-family neighborhoods with densities averaging one house per one acre or greater. The emphasis on preserving NAOS and native desert vegetation contributes to the rural desert character of these areas. Due to a range of environmental features (ie: washes and native vegetation) typically found in the Rural Neighborhoods land use designation, preservation of these natural features is often achieved through clustering development and setting aside larger connective open space corridors.



FIESTA RANCH PCD APPLICATION

2. CONFORMANCE WITH GENERAL PLAN GOALS AND APPROACHES

a. Character & Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate striking a balance between natural desert settings, historically significant sites, structures, and the surrounding area.

Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- ***Scottsdale as a southwestern desert community***
- ***Relationships to surrounding land forms, land uses, and transportation corridors.***
- ***Consistently high community quality expectations.***
- ***Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location. (i.e., Rural/Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a master planned, low-density single-family residential neighborhood (0.95 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the site, including a 100-foot Scenic Corridor along Rio Verde Drive, a 100-foot wide open space buffer along the eastern property line, and OS PCD ESL zoned parcels along the southern perimeter. The NAOS provided with this proposed development significantly exceeds the amount required by ESLO; 30% required, 40% provided, which equates to 27 additional acres of open space and a 33% increase from the base requirement.

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the Southwestern character of its surroundings by thoughtful integration of open space and natural features resulting in environmental sensitivity to enrich the lives of new and existing residents promoting a safe, attractive, and context compatible development. Low-level lighting

FIESTA RANCH PCD APPLICATION

and low-scale building profiles nestled within an open space setting will further a seamless integration into neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The Property is located within the Dynamite Foothills Character Area (discussed later in this narrative).

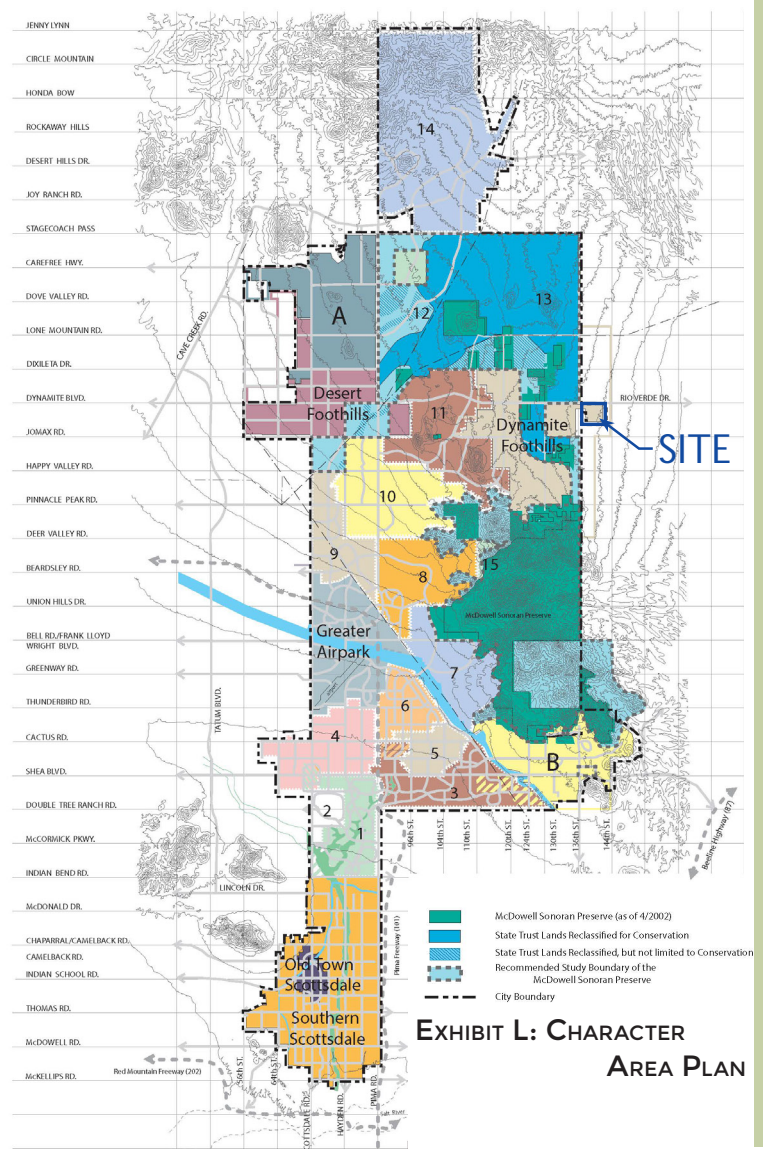
Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan and building design (residential lot layout and internal road design envisioned for the Property) will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. This Lyle Anderson development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and the developer's well-known high level of design quality associated with north Scottsdale. This residential community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. Responses to the Scottsdale Sensitive Design Principles are detailed in Section E. Scottsdale Sensitive Design Principles.



FIESTA RANCH PCD APPLICATION

Goal 3: Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archaeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No historic, archaeological or cultural resources have been identified on the Property.

Goal 4: Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 16: Keep street lighting to a minimum in low-density areas, rural areas and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.

Response: The General Plan Streetscapes Map designates "Natural Streetscapes" adjacent to the Property. Within this type of streetscape, plant selections should be those native to the desert and the density of planting areas should be similar to natural conditions. Desert landscaping along dedicated street frontages will be maintained and enhanced where appropriate. The circulation section of this document depicts the roadway cross section proposed for this project along with a plant list of appropriate native vegetation for streetscape areas.

Rio Verde Drive is designated as a Scenic Corridor and the development plan provides a 100-foot wide landscaped buffer in this location. Utilities will be underground, and any required improvements will be designed to mitigate impacts on the desert, consistent with Scottsdale Sensitive Design Principles. There will be no perimeter development walls outside of the individual development envelopes. Trails will be designed as required by the City. Landscape character will be a combination of preserved natural and revegetated types consistent with ESLO requirements. (See also ***g. Open Space and Recreation Element***).

Lighting along streets will meet City standards. The lighting of the development entry and any lighting within the development will be low-level and consistent with the City's "Dark Sky" guidelines.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

FIESTA RANCH PCD APPLICATION

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. The vision for the Property is a contemporary Sonoran Desert luxury single-family residential community that celebrates the unique character and quality of the natural desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features (ie: vegetation and significant wash corridors) will be retained, as feasible.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.



FIESTA RANCH PCD APPLICATION

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in a manner to minimize glare and lighting intrusion into adjacent residential properties, and to promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

b. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated “Rural Neighborhoods”, which anticipates overall community density at a maximum of one unit per acre. Proposed density of the development is 0.95 units per acre.

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area’s open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

Goal 3: Encourage the transition of land uses for more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The location of the Property and the neighborhood-sensitive development goals proposed for this residential community contribute towards an appropriate transition with respect to development pattern, intensity and character. The surrounding mix of existing land uses in the immediate area includes zoning ranging from R4-R, RU-43 (County) to R1-70. See the “Existing Zoning” map above. The PCD ESL zoning (with comparable R1-18 and R1-43 districts) proposed for the Property is consistent with the General Plan and represents a compatible transition to the developments around it by utilizing natural features on the site and providing significant buffering and open space corridors through clustered lot design. The project proposes 40% (109 acres) of the site to be preserved as NAOS. A 100-foot wide Scenic Corridor will be provided along Rio Verde Drive, a 100-foot wide open space buffer will be provided along the eastern property line and OS PCD ESL zoned parcels are provided generally along the southern boundary.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed single-family residential community will

FIESTA RANCH PCD APPLICATION

provide context-sensitive housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors. The central community recreation amenity and interconnected trail system will bring additional recreational aspects to the master planned community.

Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: A rich mix of lifestyles that enhances the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a single-family home in this development. The multi-use trail along Rio Verde Drive, as required by the City, will be added to connect this development to the citywide bicycle facilities, and equestrian and trail systems. This will provide connectivity to the nearby McDowell Sonoran Preserve and the Fraesfield Trailhead approximately 1/2 mile northwest of the site (northwest of 136th and Rio Verde Drive). Additionally, a series of private trails/paths will be provided internal to the development.



Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: As with all developments by the Lyle Anderson Company, the master plan for the Property has been designed with careful consideration given to the natural terrain, washes, native vegetation and view corridors as well as to the existing built environment of single family residential surrounding the Property. Land use transitions will be provided as discussed in Goal 3 of this section. The homesites will be integrated with the terrain to take advantage of views and to protect significant environmental features and native vegetation.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3: Promote development patterns and standards that are consistent with the

FIESTA RANCH PCD APPLICATION

surrounding uses and reinforced an area's character.

Response: The proposed development is consistent with the surrounding uses and rural residential character with a proposed density of 0.95 du/ac. The developers will continue to work closely with the adjacent communities and have made significant changes in response to community requests and input.

c. **Economic Vitality Element**

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following sections.

The Lyle Anderson Company is known for developing high-quality, desert-sensitive communities that are sustainable and designed to blend with their environments. The requested zoning will strengthen Scottsdale's economic base by providing a new opportunity for people to live in north Scottsdale.

d. **Community Involvement Element**

Public participation is a key component for the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. A neighborhood meeting was held on October 15, 2018. Outreach efforts and dialogue with the community will continue throughout the public process. Significant modifications have been made to the site plan in response to neighborhood feedback including access and buffering.

Goal 1: *Seek early and ongoing involvement in project/policy-making discussions.*

Bullet 1: *Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.*

Response: As mentioned above, outreach began early and will continue throughout the entitlement process with the City. The site was posted with an "Early Notification of Project Under Consideration" sign and a mailing was sent on October 3, 2018 to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on October 15, 2018. A complete Citizen Outreach Report is provided with this application.

e. **Housing Element**

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

FIESTA RANCH PCD APPLICATION

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale's quality-driven development review standards for new housing development.

Response: This development will uphold north Scottsdale's quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context-appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. Housing and community recreation amenity designs will be consistent with the Scottsdale Sensitive Design Principles.

f. Neighborhoods Element

The Neighborhoods Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhoods Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners' association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.



FIESTA RANCH PCD APPLICATION

g. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes. The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in Scottsdale. Maintaining connected open space corridors through the site provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited and respond to local conditions in landscape designs.

Bullet 19: Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.

Bullet 20: Apply a Desert Scenic Roadway designation along the one mile and a half-mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as Scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS and provision of trail connections for bicyclists, hikers and equestrians providing connections to the nearby Preserve and integrating with the City's trail system. A significant portion of the Property will be preserved as NAOS and integrated into the residential community (a total of 40% of the site; 109 acres). The large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. Additionally, as with the development envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design and street layout. A 100-foot wide Scenic Corridor will be provided along Rio Verde Drive, a 100-foot wide open space buffer will be provided along the eastern property line, and OS PCD ESL zoned parcels will be provided generally along the southern boundary; all of which will serve as a visual buffer to maintain the natural desert aesthetic of this region of Scottsdale.

FIESTA RANCH PCD APPLICATION

h. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overarching theme of this development is the ability to create a seamless integration of natural resources, environmental quality and the lifestyle associated with this part of our community.

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

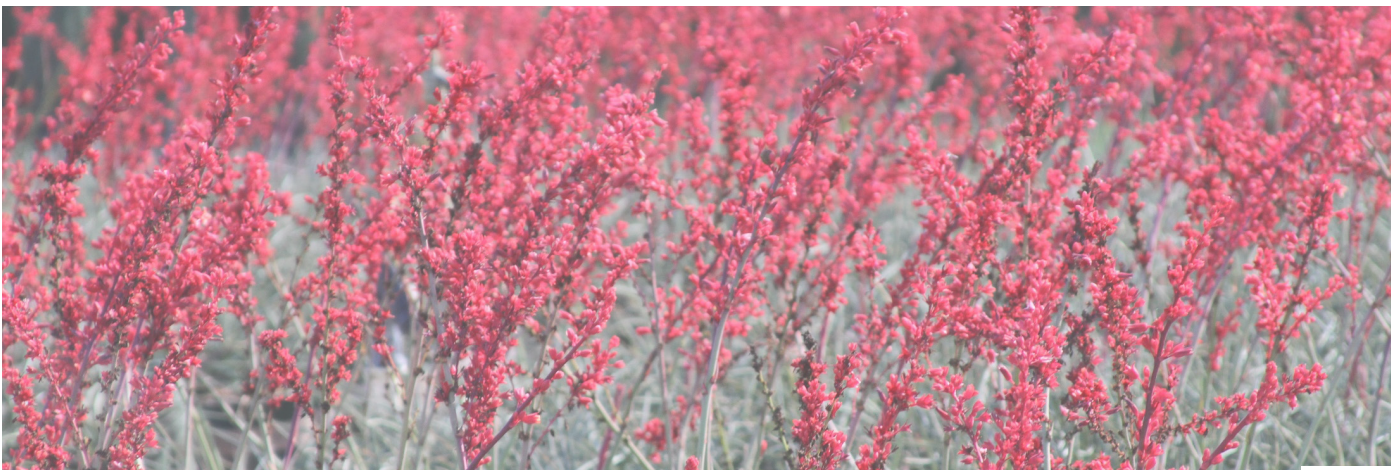
Response: The Property, in the high desert of north Scottsdale, has relatively gentle terrain sloping southward, with a range of wash features that traverse the site. Site design and development envelope placement will respond to the terrain and environmental features of the site. The proposed home sites will be respectful of the terrain and vegetation. Building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: The Lyle Anderson Company intends to promote sustainable building techniques and materials, provide both natural and man-made shading, and promote opportunities for energy efficiency.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.



FIESTA RANCH PCD APPLICATION

Bullet 2: Retain and preserve native plants to retain a Sonoran Desert character.

-and-

Goal 10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. The Lyle Anderson Company is committed to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates and expands on the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives sustainable practices including water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques which reduce energy consumption and endure over time will be utilized. Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

i. Growth Areas Element

The issue of sustainability is addressed within three Elements of the General Plan that include 1) Cost of Development; 2) Growth Areas; and 3) Public Services and Facilities. This chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

Response: The developer will incur any, reasonable costs and fees associated with infrastructure requirements for 136th and Rio Verde Drive.

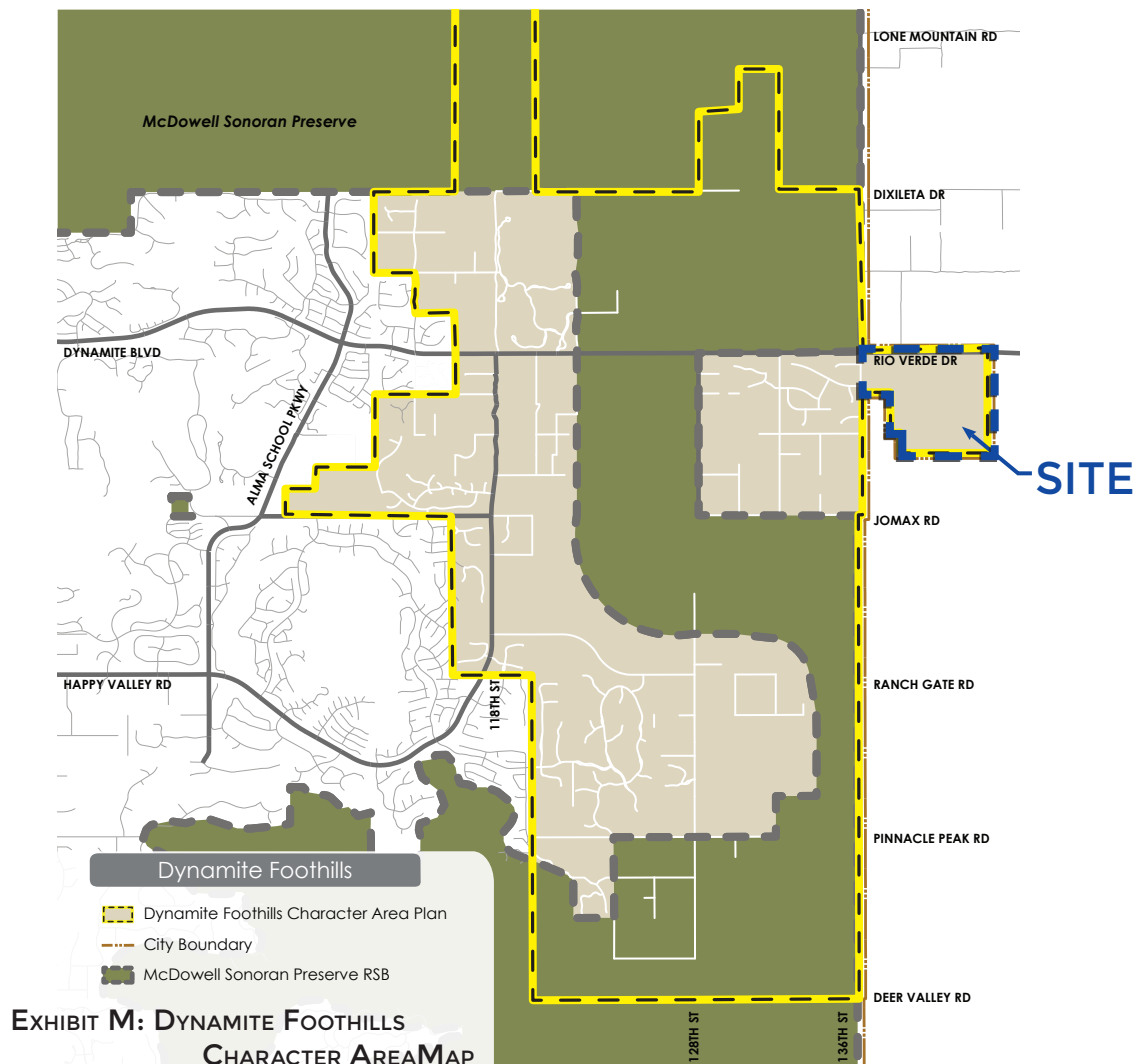


j. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries to relieve traffic congestion; optimize mobility; maintain Scottsdale's aesthetics; emphasize live, work and play opportunities; and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

Goal 6: Optimize the mobility of people, goods and information for the expected build-out of the city.

Response: Approval of this zoning request will result in utilizing the existing roadways Rio Verde Drive and 136th Street along with 138th Street and 141st Street that traverse the Property. The development will also include any required improvements for trails and bike paths that are important to citizens enjoying recreational and equestrian opportunities and to the continued development of environmentally sensitive recreation that our community embraces.



FIESTA RANCH PCD APPLICATION

Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: Streets and streetscapes bordering the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of the Lyle Anderson Company communities. The streets will accentuate the beauty of the desert and quality of a Lyle Anderson development. As noted above, a 100-foot wide Scenic Corridor will be dedicated along Rio Verde Drive providing a significant native desert buffer for drivers to experience and residents to enjoy.

C. DYNAMITE FOOTHILLS CHARACTER AREA PLAN

The Property is within the Dynamite Foothills Character Area. The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City boundary at 136th Street extending east to capture this 273-acre site.

Rural Desert Character

The vision for this area is that of a Rural Desert character. Key to achieving a Rural Desert character is the element of "openness." Openness is not limited to open space although that is a part of it. Rural Desert character relies on creating a feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation which will shield visual obstructions.

Rural Desert areas in Scottsdale are typified by the dominance and continuity of the desert itself and a diversity of built structures and people's individual lifestyles. The Dynamite Foothills area with a rural desert character acts as a low-density buffer from the more suburban type development found in nearby developments (Troon Village), to the sensitive desert environments to the south, east, and north. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, land owners, and the community at large should be balanced.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.

Strategy 1. Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the map below.

Response: Allowable densities for Rural Neighborhoods, as specified in the General Plan, should not exceed one unit per acre. Proposed density is 0.95 du/ac.

Strategy 2. Use infrastructure to preserve the Rural Desert character.

Streets/Transportation Infrastructure

Street design must provide for the safe movement of vehicles, bicyclists and pedestrians and provide for adequate drainage as well as emergency and

FIESTA RANCH PCD APPLICATION

maintenance vehicle access. In general, design guidelines from the Environmentally Sensitive Lands Ordinance (ESLO) should be used to minimize impacts on the natural environment.

Bullet 1: *The City may consider new standards which minimize street widths in residential areas as much as possible to protect important natural features and enhance the rural look of the streets.*

Bullet 3: *Encourage street alignments that respond to the natural terrain where possible.*

Bullet 4: *Maintain the “dark skies” in the area by discouraging street lights on local and collector streets. Use street lights only where needed for safety at selected intersections.*

Bullet 5: *Allow the use of ribbon curbs on collector and residential streets where rolled or vertical curbs are not required for drainage mitigation.*

Bullet 7: *Encourage a connected public trail system, separate from the streets, in lieu of concrete sidewalks where net residential density is low. Where appropriate, encourage the use of stabilized decomposed granite for sidewalks, consistent with city standards, where concrete sidewalks would otherwise be required.*

Bullet 8: *Provide links between these trails and the shared use trails shown in the Trails Plan of the Circulation Element.*

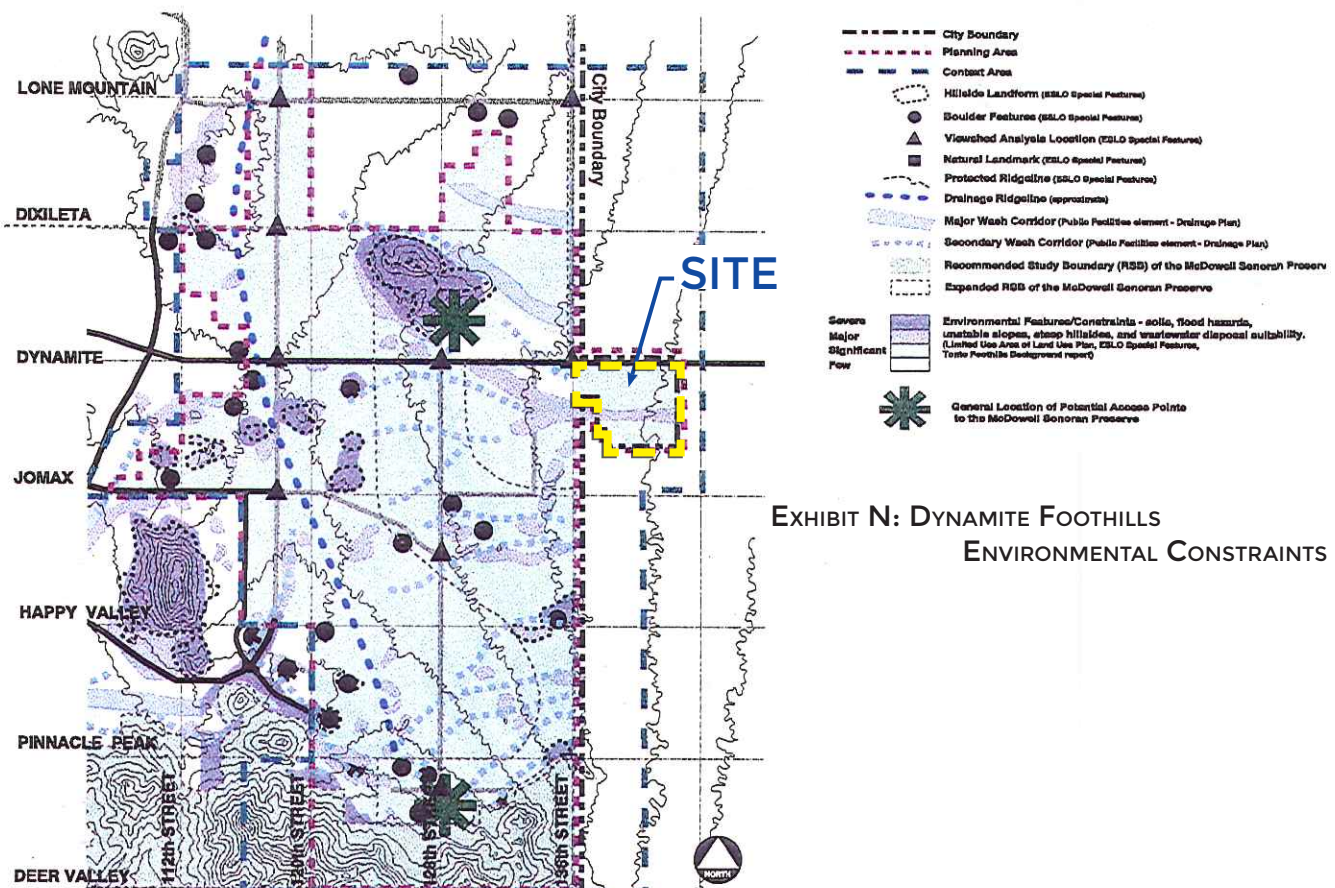


EXHIBIT N: DYNAMITE FOOTHILLS
ENVIRONMENTAL CONSTRAINTS MAP

FIESTA RANCH PCD APPLICATION

Bullet 9: If sidewalks are built, they should be located away from, and separated by a vegetation buffer from the back of curb, when possible.

Bullet 10: Provide bike lanes on Dynamite Boulevard, 128th Street and 118th Street (per the Bicycle Facilities Plan of the Circulation Element and the Bicycle/Pedestrian Transportation Plan), using ESLO design guidelines. Promote the development of off-road shared-use trails for cyclists and pedestrians.

Bullet 11: Encourage and promote the use of appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.

Response: The project will be developed using ESLO standards and the Scottsdale Sensitive Design Principles to minimize impact on the natural environment and to create homes that blend with their desert setting. With regard to the bullet points identified above, the proposed development will:

- Minimize street width, where feasible, to protect significant wash corridors, environmental features and enhance rural character.
- Street alignments will follow the natural terrain where possible, minimizing cuts and fills.
- Street lighting will be designed to City standards, maintaining a “dark sky” environment.
- Ribbon curbs will be used on streets within the community, except in cases where vertical curbs are required for drainage purposes.
- Public multi-use trails (equestrian, bicycle, pedestrian) will be provided along Rio Verde Drive in accordance with the City’s Transportation Master Plan specifying a multi-use trail. The trails will be built to City standards using colors and materials that blend with the natural desert environment and will provide connectivity to the nearby Preserve.
- Sidewalks and/or trails may be separated from roadways by vegetation buffers where feasible.
- Man-made elements within the community will use colors and textures that blend with the desert environment.

Strategy 3. Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.

Bullet 1: Encourage the use of vegetation screens, berming that fits the nature of the local terrain, rail fencing and the like, instead of solid walls.

Bullet 2: Encourage use of native or desert landscaping. Discourage turf in areas visible from surrounding properties or roadways.

Bullet 3: Discourage the use of perimeter walls.

Bullet 4: Where walls are used (yard enclosures) they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, should provide breaks or gaps for indigenous wildlife migration routes, and maintain open vista corridors.

Bullet 5: Use alternative development patterns which create a sense of openness and provide meaningful desert open space, such as:

Flag lots and/or shared driveways.

FIESTA RANCH PCD APPLICATION

Building envelopes to minimize disturbance of the natural site.

Cluster development where the topography will allow.

Bullet 6: Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.

Bullet 7: Encourage development proposals which exceed the existing natural area open space (NAOS) and design requirements of the ESLO.

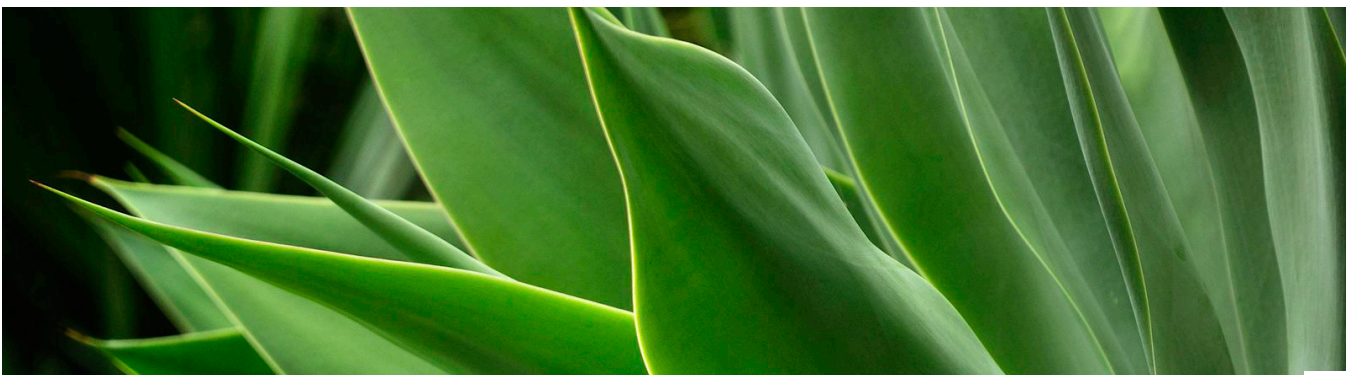
Bullet 8: Promote the environment and the terrain in forming the building design and site layout. ESLO design guidelines are appropriate benchmarks.

Bullet 9: Promote building envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.

Bullet 10: In appropriate areas, consider cluster development as a means to provide a range of housing types and as a further approach for maintaining areas in their natural state. Net density and character of clustered areas shall remain consistent with the Rural Desert character of the Dynamite Foothills area. These clusters may be most appropriate in valleys or behind hills where the homesites are not visible.

Response: The proposed site plan is intended to minimize visual impacts of development and promote Rural Desert Character by:

- Encouraging use of walls on individual lots that reflect the natural terrain and maintain an open character, as feasible.
- No perimeter walls are planned.
- Within the community, walls built on individual lots will use desert colors and textures, and be designed to protect vistas and wildlife corridors. Wall alignment is planned to follow site topography. These walls will only be allowed within the bounds of each lot's development envelope and will be required to conform to all City of Scottsdale standards and guidelines.
- Development envelopes will be used to minimize site disturbance and create a sense of openness.
- Grading/construction envelopes will be designated at the time of platting.
- NAOS will be provided that exceeds that required by ESLO (30% required; 40% provided, totaling 109 acres of NAOS).
- ESLO guidelines will be respected with regard to home design, and building height will be limited to a maximum of 24 feet from existing natural grade.



FIESTA RANCH PCD APPLICATION



Strategy 4. The city will consider a larger Scenic Corridor along Dynamite Boulevard to provide a more open feel from the roadway and a larger open view corridor.

Response: The development plan includes a 100-foot wide Scenic Corridor along Dynamite/Rio Verde Drive (double the requirement of 100 feet).

Strategy 5. Use native vegetation in streetscapes. All hardscape should assume a rustic style appropriate to the area.

Response: Native vegetation will be used in streetscapes and throughout the community. Hardscape will be appropriate to the desert environment.

GOAL 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types /of development to the unique environmental nature of the area.

Strategy 4. Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force. For example, connect open spaces like wash corridors/floodplains, natural area open space (NAOS), conservation open space (COS), etc. (See meaningful open space definitions in Appendix D - Desert Preservation Task Force Strategic Plan and Standards report).

Response: Meaningful open space, per the Desert Preservation Task Force definition, will be provided, throughout the community; particularly along the perimeter, in major wash corridors, and along roadways and in accordance with adjacent developed residential properties.

GOAL 3: Promote open space in accordance with CityShape 2020 Guiding Principles and recommendations of the Desert Preservation Task Force and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Strategy 3. Use open space and conservation/preservation areas to preserve a Rural Desert character through the following methods

Bullet 1: Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.

FIESTA RANCH PCD APPLICATION

Bullet 2: Encourage the use of natural area open space in site planning and subdivision layout to ensure an overall openness to subdivisions, individual development, and the planning area.

Bullet 4: Sustain natural flora and fauna resources and systems through the provision of natural area open space.

Bullet 5: Encourage the integration of natural area open space throughout development projects and on the perimeter of projects to ensure open space connections and a feel of openness throughout the area.

Bullet 6: Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area.

Bullet 7: Encourage natural area open spaces and areas that can be used and enjoyed by residents and that connect to open areas outside developments.

Bullet 9: Provide building setbacks which are not all in a straight line and avoid giving the image of being in a straight line along the edges of projects and open space buffers.

Bullet 11: Encourage large continuous areas of open space (wash corridors, NAOS, COS) rather than small fragmented pieces of natural area.

Response: Visual and natural area open space will dominate views of the community. Used along roadways, major wash corridors and throughout the Property; landscaping and architectural elements will be sited to maximize a sense of openness and minimize impacts on views. NAOS easements will be designated over the land zoned OS, in tracts and as part of lots within the development. Natural flora and fauna resources will be sustained and enhanced. Development envelopes have been designed to reflect the terrain of individual lots.

Strategy 4. Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.

Response: Open spaces on the perimeter and internal areas of the community will be designed as appropriate transitions to adjoining properties by expanding the amount of dedicated NAOS and OS PCD ESL zoning.



IV. ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.*
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.*
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.*
- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.*
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.*

Response: The Environmentally Sensitive Lands Ordinance was established “to identify and protect environmentally sensitive lands in the City and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS above base requirement; 30% required and 40% provided (109 acres).
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of significant topographic and environmental features, washes, and vista corridors.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, context-appropriate color palette, etc.

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. **Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.**

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. **Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.**

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. **Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.**

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. **Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.**

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. **Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.**

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform.

- f. **Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.**

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. **No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.**

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. **Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.**

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

FIESTA RANCH PCD APPLICATION

- i. **Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.**

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. **Turf shall be limited to enclosed areas not visible off-site from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.**

Response: Turf areas shall be limited to enclosed areas not visible to off-site properties.

- k. **All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has an LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.**

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. **It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:**

- i. **Justification for the request.**

- ii. **Plans showing:**

- (1) That the application will result in an equal or enhanced quality of open space.*
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
 - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

FIESTA RANCH PCD APPLICATION

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: 50+ cfs washes are present on the site and will be incorporated into the site layout. Washes will remain undisturbed to the extent possible.



A. SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The City has established a set of design principles, known as the Scottsdale Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.”

Source: <http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: As in the case of all Lyle Anderson master plans, the proposed lot layout is respectful of the natural topography, washes and vegetation. As with other north Scottsdale properties, denser vegetative patterns can be found along the wash corridors that traverse the site. Building design will consider the distinctive qualities and character of the surrounding vegetation, desert terrain, and development context and incorporate those qualities in its design. Building designs will include, but will not be limited to, desert contemporary architectural styles. Building designs will also incorporate low-scale structures (no more than 24 feet above natural grade), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and washes.

FIESTA RANCH PCD APPLICATION

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*

- Scenic views of the Sonoran Desert and mountains
- Archaeological and historical resources

Response: There are three significant washes that traverse the Property. Following fieldwork and analysis, the lot clusters and NAOS areas have been designed to protect major environmental features. As a result, most of the major environmental features have been placed within easements or tracts as a means of protecting their current locations. Desert vistas surround the property with the McDowell Mountains to the south. The goal will be to maintain vista corridors, while preserving environmental features within the Property and enhancing the views through revegetation where appropriate. Preservation of the vista corridors will comply with ESLO guidelines.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property slopes to the south with wash corridors that traverse the site. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO and reference the Implementation Guidelines of the Dynamite Foothills Character Area Plan

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The developer proposes to set aside NAOS exceeding ESLO requirements (30% required) by providing 40% (109 acres), which equates to 27+/- acres of excess NAOS. The development will preserve and restore natural habitats by revegetation of sparse and/or graded areas and by including native vegetation and desert-appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. A 100-foot wide Scenic Corridor is proposed along Rio Verde Drive.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The project will result in construction of a bicycle lane along Rio Verde Drive. There is no transit service to the area. Walking and hiking will be encouraged through multi-use trails providing connections for pedestrians, equestrians, and bicycles as required by the City, and shown on the submitted development plan. Ample recreational opportunities exist in the nearby McDowell Sonoran Preserve with the Fraesfield Trailhead located approximately 1/2 mile to the northwest of 136th and Rio Verde Drive.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: Within the Property, walking will be encouraged through provision of native vegetation such as Mesquite or Palo Verde trees to shade pathways and streets. Landscaping already on the site, while minimal, will be restored and enhanced in conformance with ESLO.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and the scale and massing of the nearby homes. Maximum building height will be limited to 24 feet.

9. *The design of the built environment should respond to the desert environment.*

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Design strategies and building techniques which minimize environmental impact, reduce energy consumption and endure over time will be utilized, including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

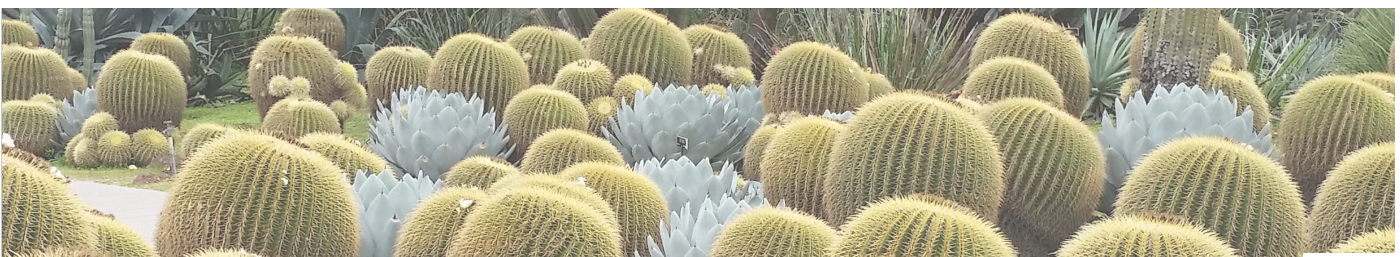
11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The community will employ predominately low-water use, desert-appropriate plant and hardscape material and preservation of native plant materials.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*



FIESTA RANCH PCD APPLICATION

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's "Dark Sky" policy. The selected lighting standards will be low-scale in terms of height.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

V. PLANNED COMMUNITY DISTRICT FINDINGS (SEC. 5.1204)

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.

Response: The proposed development plan is in substantial harmony with the General Plan and surrounding existing and planned residential context. *See Section B. General Plan for responses to goals and approaches.*

B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

Response: Rio Verde Drive, 136th Street, 138th Street and 141st Street will provide suitable and adequate access for the anticipated traffic which will be generated by the proposed development. A Traffic Impact Study is provided with this submittal.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

Response: The proposed residential development has been thoughtfully designed to balance and blend residential dwellings in the landscape of the high Sonoran Desert. Building elevations will conform to the 24-foot height restriction and all ESLO requirements. Consistent use of complementary colors and materials will blend the built environment with the surrounding open space corridors. Lighting will meet "Dark Sky" requirements, mitigating light pollution and promoting the star-filled night sky of north Scottsdale. While there are no public facilities, schools, playground or parks planned in the community; there will be a central private community recreation center for the enjoyment of the residents and an integrated path system that connects from the various residential clusters to the central node.

VI. DEVELOPMENT PLAN

A. DEVELOPMENT CONCEPT

The Fiesta Ranch property is a Planned Community District (PCD) that seeks to conform with the current General Plan Land Use designation of Rural Residential (up to one du/ac) and fulfills the vision of the Dynamite Foothills Character Area Plan (2000). The Fiesta Ranch planned community will consist of a maximum of 260 single-family detached homes across the 273-acre property, establishing a density of less than one home per acre overall. A large proportion of the site will be set aside as Natural Area Open Space (NAOS) in the form of large contiguous tracts that will provide open space buffers to adjacent properties. The proposed amount of NAOS is approximately 33% more than the amount required by the Environmentally Sensitive Lands Ordinance (ESLO). The proposed development plan demonstrates conformance to the ESLO through thoughtful development clustering to ensure the preservation of vegetation, washes and viewsheds. In addition, trail connections to promote opportunities for residents to engage in non-vehicular circulation options and appreciate a unique Sonoran Desert lifestyle will be provided.

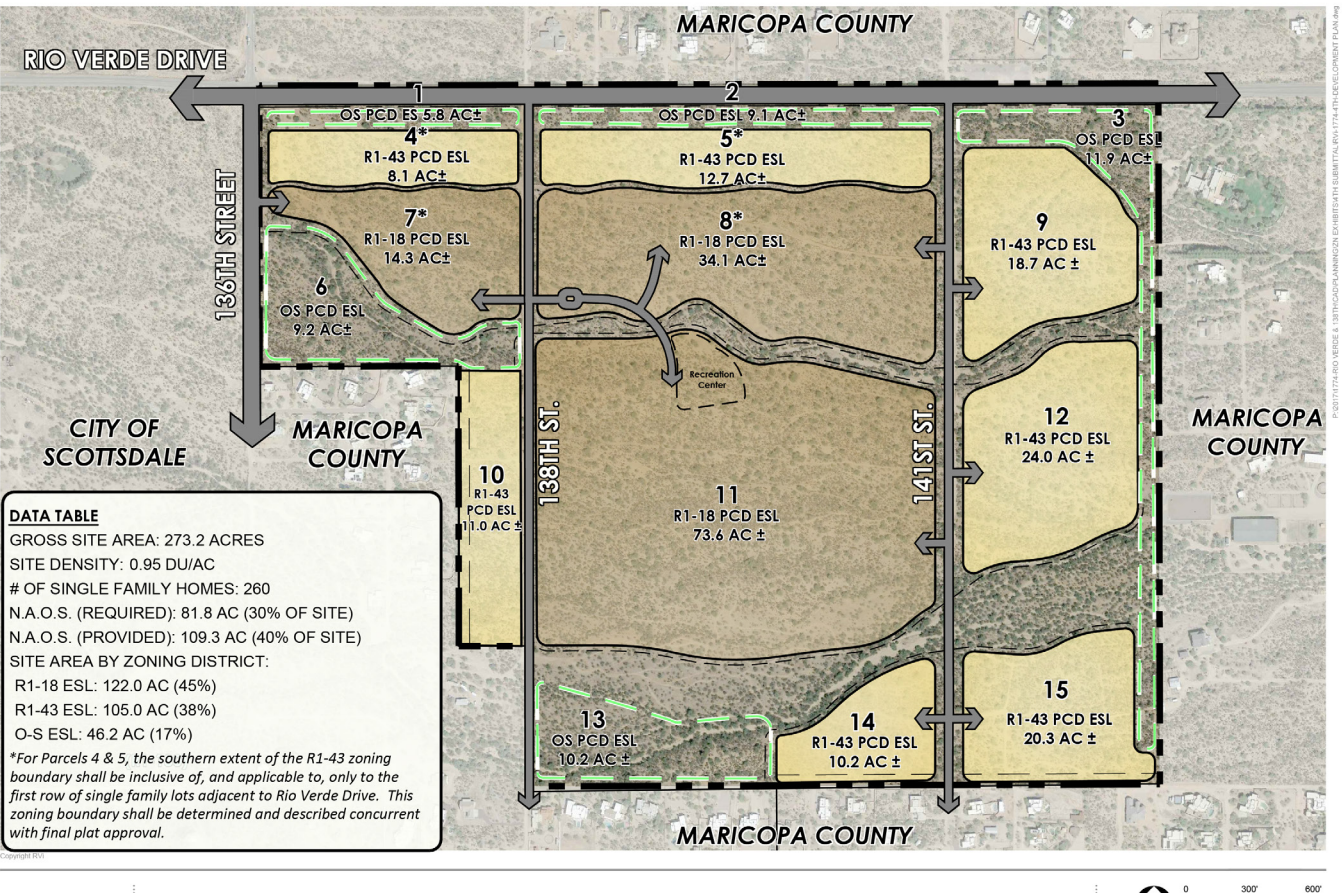


EXHIBIT O: CONCEPTUAL DEVELOPMENT PLAN

Note: For Parcels 4 & 5, the southern extent of the R1-43 zoning boundary shall be inclusive of, and applicable to, only the first row of single family lots adjacent to Rio Verde Drive. This zoning boundary shall be determined and described concurrent with final plat approval.

FIESTA RANCH PCD APPLICATION

B. PROPOSED LAND USE

1. DEVELOPMENT PROGRAM

Fiesta Ranch is a single-family residential community, proposed as a mix of 260 single-family homes. Development phasing and community amenity programming will be defined based on market demand and buyer demographics. The community will be constructed in development clusters with the lowest density communities located along the eastern and southern edges of the Property. These low-density areas will be complemented with generous and contiguous natural open space buffers and setbacks along adjacent RU-43 (County) properties. For Parcels 4 & 5, the southern extent of the R1-43 zoning boundary shall be inclusive of, and applicable to, only to the first row of single family lots adjacent to Rio Verde Drive. This zoning boundary shall be determined and described concurrent with final plat approval. Most of the large lot neighborhoods proposed along the perimeter will have individual private gates at their entrances with access from 141st Street. Parcel 10 will consist of one-acre properties, with each lot having direct driveway access onto 138th Street.

Parcels 7, 8 and 11 will comprise the center of the planned community with a common amenity area that will serve each of these parcels. These parcels will have an underlying R1-18 PCD zoning category with a primary access from 138th Street, and secondary access from 141st Street. Natural Area Open Space within these parcels will be provided in tracts, and the applicant does not currently anticipate any on-lot open space dedications.

Parcels 1, 2, 3, 6 and 13 are proposed as Open Space zoning (OS PCD) to demonstrate a community commitment to maintaining natural open space along the edges of the property. These parcels together represent approximately 17% of the gross site area of the Fiesta Ranch planned community.

All parcels will be unified with an extensive network of planned trails and sidewalks that will promote efficient non-vehicular circulation options for residents of the community. With multiple vehicular penetration points from Rio Verde Drive, the community will benefit from a distributed traffic scenario. The applicant has also worked with adjacent neighbors to the south to ensure that the proposed development maintains public vehicular access through the site generally along existing alignments.

2. LAND USE BUDGET

The Land Use Budget will guide development on the thirteen parcels within this community. Each residential parcel has been assigned a target yield as well as a maximum number of units. Overall, the total number of units within the project is not to exceed 260 units.

3. DEVELOPMENT STANDARDS

This zoning request includes an amendment to the underlying development standards, subject to the approval of the Development Review Board. The applicant has evaluated the 13 criteria for amended development standards as stated in the ESL Ordinance, and strongly believes that the justifications for approval of the standards has been met through a combination of thoughtful community design, protective easements, tracts and setbacks, and with a commitment to protecting a large proportion of the site as natural open space. A legislative markup of the proposed amended development standards has been provided with this application (***See Appendix A: Amended Development Standards***)

FIESTA RANCH PCD APPLICATION

Development Land Use Budget					
Parcel #	PCD Base Zoning	Gross Area (Acres)	Max. Density per E.S.L.	Max. # Allowed Units	Target # Allowed Units
1	OS	5.8	0	0	0
2	OS	9.1	0	0	0
3	OS	11.9	0	0	0
4	R1-43	8.1	0.83	6	6
5	R1-43	12.7	.083	10	10
6	OS	9.2	0	0	0
7	R1-18	14.3	1.87	26	22
8	R1-18	34.1	1.87	63	60
9	R1-43	18.7	0.83	15	11
10	R1-43	11.0	0.83	9	9
11	R1-18	73.6	1.87	137	108
12	R1-43	24.0	0.83	19	15
13	OS	10.2	0	0	0
14	R1-43	10.2	0.83	8	7
15	R1-43	20.3	0.83	16	12
Total:		273.2			260
Note: The maximum number of units provided within Fiesta Ranch is not to exceed 260. Units may be moved from one parcel to another so long as the total number of units for that parcel does not exceed the maximum number of allowed units per the parcel's E.S.L. zoning category.					

C. OPEN SPACE AND NATURAL FEATURES

1. OPEN SPACE AND WILDLIFE CORRIDORS

This development proposal seeks to establish an appropriate balance between development and open space preservation by first identifying the property's most sensitive areas. These areas are generally comprised of wash corridors that allow seasonal stormwater to nourish the desert landscape and provide habitat for native plants and animals. Certain species of animals use the corridors as linkages to access habitat beyond the boundaries of the property.

The proposed development plan seeks to maintain this natural continuity by protecting large wash corridors and maintain them in their existing alignments. These protections will extend beyond the banks of the defined washes to incorporate swaths of mature vegetation. In addition to buffering proposed development areas, open space will also be an important part of the community to maintain the character of the native desert lands within developed areas. Use of the native plant palette to revegetate and enhance community open space will be encouraged and in support of the ESLO.

All residences will be developed in harmony with the ESL Ordinance including the establishment of development envelopes on larger lots that will encourage the placement of on-lot improvements within areas that are less impactful to the most sensitive areas of the property. Natural areas outside of development envelopes will be protected against encroachment throughout the construction process and will then be subject to additional layers of protective easements that will maintain the natural desert in-place and in perpetuity. Community CC&Rs will also dictate protective measures to ensure that natural open spaces remain protected and enforcement of such protections are maintained.

FIESTA RANCH PCD APPLICATION

2. NATURAL AREA OPEN SPACE

In conformance with the open space objectives outlined above, the community will provide an extensive proportion of its NAOS requirement in tracts. The site is located on the Upper Desert Landform. A slope analysis for the property identified a minimum NAOS requirement of 81.8 acres (or approximately 30% of the subject property). The applicant is committed to providing 109.3 acres of NAOS (or approximately 40% of the property, 33% more than required). NAOS will be provided both in tracts and on-lot. It is estimated that 70% of the overall provided NAOS will be provided within tracts, and 30% of all NAOS will be on-lot within protective easements. All OS PCD ESL zoned areas (Parcels 1, 2, 3, 6 & 13) will be dedicated as NAOS and comprise approximately 46.2 acres (or 17% of the gross site area). Within the R-1 districts, additional NAOS will be provided within tracts and on-lot easements. These areas will total approximately 63.1 acres (or 23% of the gross site area).

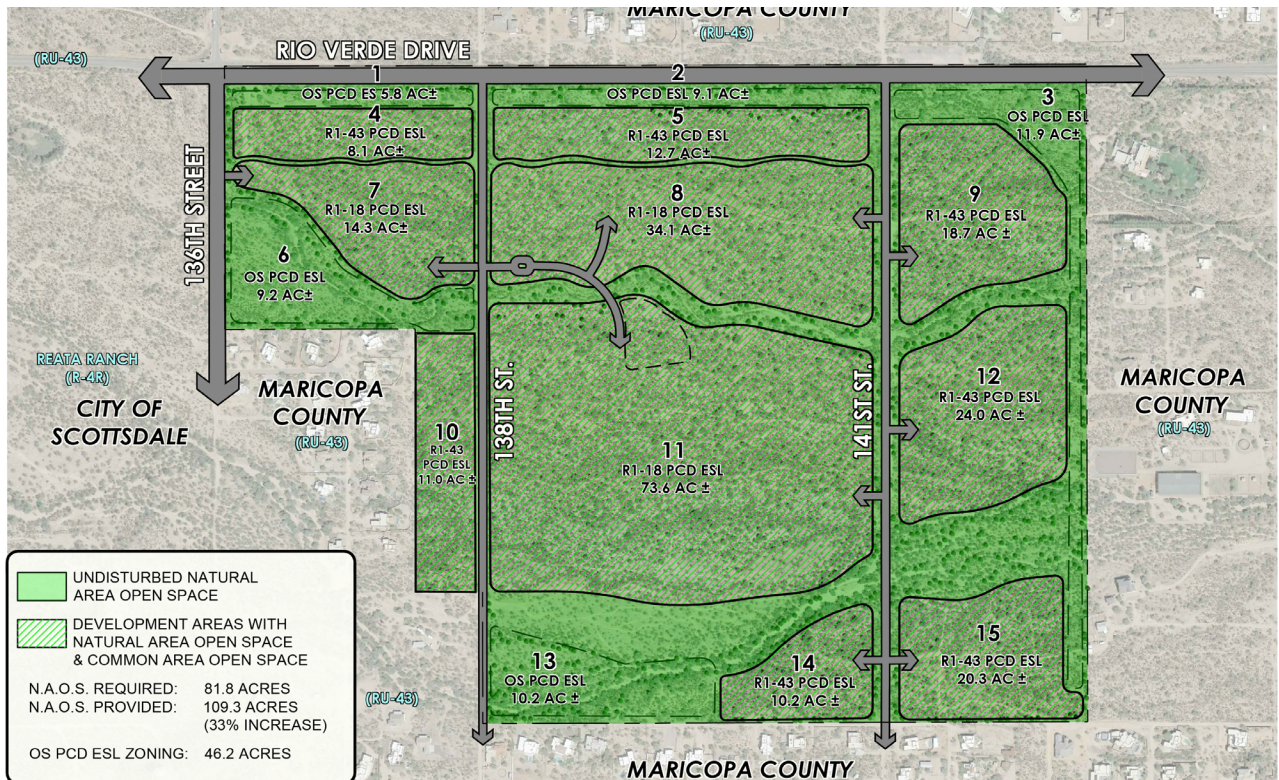


EXHIBIT P: CONCEPTUAL OPEN SPACE PLAN

NAOS REQUIREMENTS: UPPER DESERT LANDFORM			
SLOPE CATEGORY	NET ACRES (AC.)	REQ. NAOS (%)	REQ. NAOS (AC.)
0 - 2	90.66	25	22.67
2 - 5	51.20	25	12.80
5 - 10	84.87	35	29.70
10 - 15	31.66	45	14.25
15 - 25	4.83	45	2.17
25 +	0.36	45	0.16

FIESTA RANCH PCD APPLICATION

3. OPEN SPACE BUFFERS

The Fiesta Ranch development plan is proposing R1-43 and/or OS PCD ESL zoning along the north, east, south and west boundaries where the site is adjacent to equivalent County RU-43 zoning and Rio Verde Road. In addition to comparable zoning, the applicant will provide substantial open space buffers along the project's perimeter. An approximately 100-foot open space buffer will be provided along Rio Verde Drive. This buffer will be further protected by an OS PDC ESL zoning designation. The eastern perimeter of the site will also be protected by a 100-foot open space buffer within an OS PCD ESL zoning designation and is identified as Parcel 3. An on-lot landscape easement will be provided along the southern boundary of Parcels 6 & 13, providing a minimum of 50 feet from the southern property line to the edge of any development envelope. A portion of the southern site boundary will be zoned as OS PCD ESL to provide a buffer for the major southern wash corridor. A 50-foot on-lot landscape easement will be provided along the western perimeter of Parcel 8 where proposed lots will back to existing RU-43 homes.

D. CIRCULATION

The Property is bounded and bisected by existing roadway alignments that generally exist in an undeveloped condition. The Fiesta Ranch planned community is envisioned as series of gated communities of various size with access to both the 141st Street and 138th Street alignments. These roadways will convey both project traffic as well as existing traffic to and from the County parcels to the south and provide access to Rio Verde Drive along the north boundary of the site. The 136th Street alignment bounds a portion of the site's western edge, but the Fiesta Ranch community does not

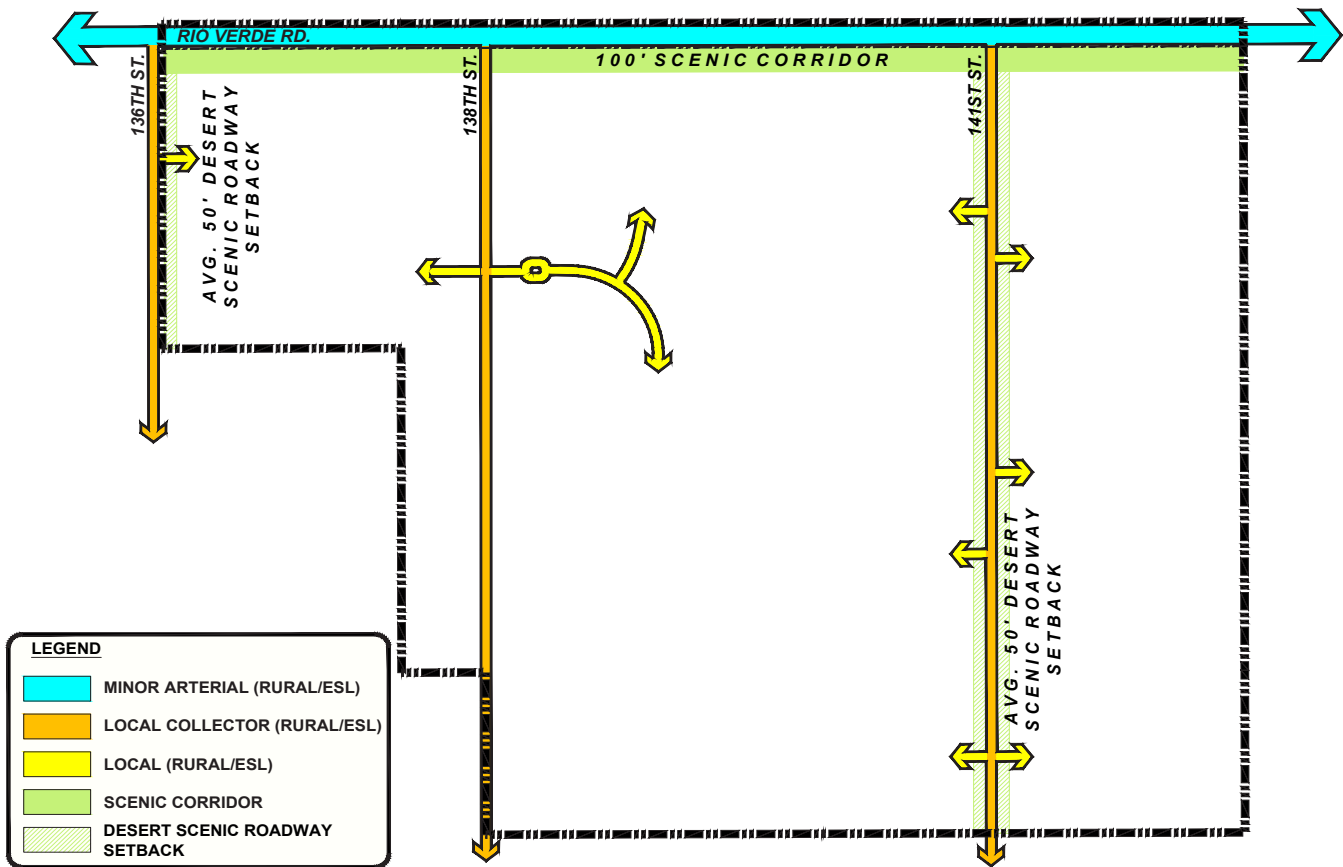


EXHIBIT Q: STREETScape & SCENIC CORRIDOR PLAN

FIESTA RANCH PCD APPLICATION

propose any site access from this frontage.

1. RIO VERDE DRIVE

The Fiesta Ranch property is bounded along the entirety of the northern edge by Rio Verde Drive. Rio Verde Drive is a regional roadway and is currently built to a 2-lane configuration within a 200-foot right-of-way. Pavement will be widened to accommodate center turn lanes where necessary with no additional right-of-way dedications anticipated. A 100-foot scenic corridor dedication will be provided along the entire Rio Verde Drive frontage.

2. 138TH STREET & 141ST STREET

These roadways currently extend as unimproved but periodically maintained natural surface linkages between Rio Verde Drive and the County properties to the south of the Property. The applicant has committed to maintaining these segments as public roadways and will be reconstructing both to meet a Local Collector level of improvement in conformance with Figure 5-3.15 of the City's DS&PM. A 60-foot right-of-way will be dedicated for each. The 141st Street drainage culvert improvements at the southernmost major wash corridor to provide for an all-weather crossing. 138th Street will cross this wash at-grade. Trail improvements will be provided in the shoulder of the roadway in conformance with the standard Local Collector cross-section of the ESLO. 141st Street will include a scenic corridor with an average setback of 50-feet on both sides of the future right of way.

3. 136TH STREET

Half Street improvements for the ¼-mile project frontage will not include any additional half street right-of-way dedications since the current dedication of 55 feet exceeds the Local Collector dedication of 30 feet. Since the Fiesta Ranch community does not propose access to the 136th Street alignment, the applicant is requesting to make an in-lieu payment for the east half street improvements. 136th Street will include a scenic corridor with an average setback of 50-feet on both sides of the future right of way.

4. INTERNAL LOCAL STREETS

All internal streets are anticipated to be private and gated, and will be constructed to match the standard Local Residential – Rural/ESL Character (Figure 5-3.19) per the City's DS&PM. A compacted natural surface pathway may be provided in lieu of a sidewalk. Local street improvements will include 24 feet of asphalt and curb within a 40-foot private roadway.

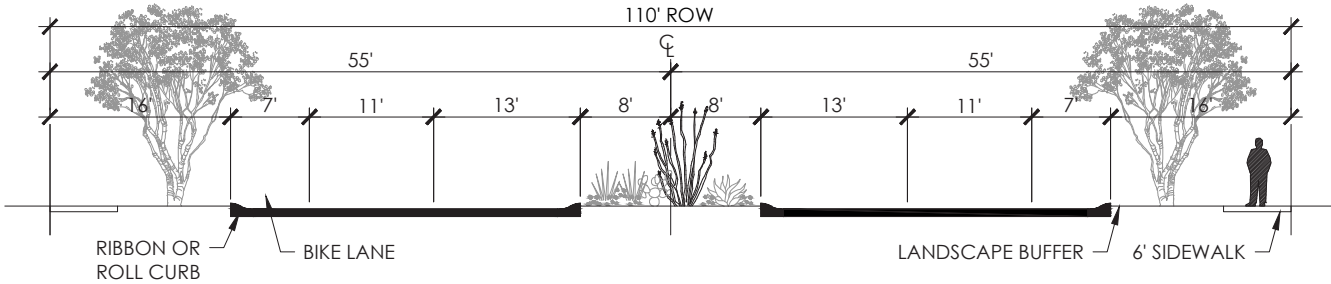
5. STREETSCAPES

Each of the above-mentioned roadway types will be constructed with intentional streetscapes. These roadways will be landscaped with plants found on the City of Scottsdale's native plant list. Hardscaping will be designed with colors and textures that blend with the desert and the natural surroundings. Pedestrian trails and sidewalks should be shaded with native desert trees such as Palo Verdes and Mesquites. Priority for relocation of established native vegetation shall be along prominent streetscapes.

FIESTA RANCH PCD APPLICATION

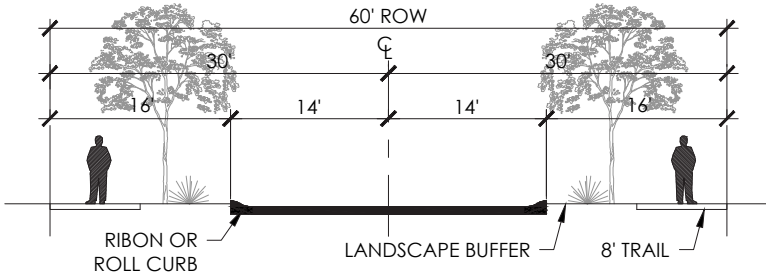
MINOR ARTERIAL - RURAL/ESL CHARACTER

RIO VERDE DRIVE (FIG. 5-3.4)



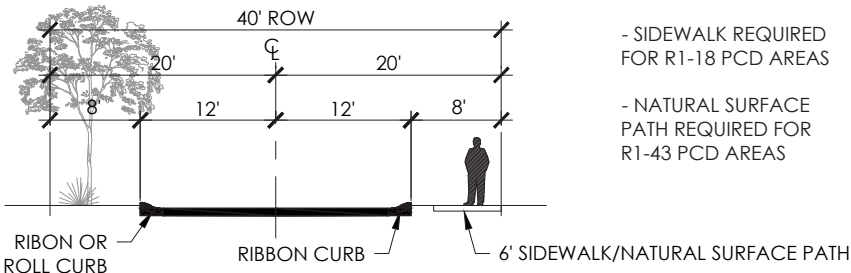
LOCAL COLLECTORS - RURAL/ESL WITH TRAILS

136TH STREET, 138TH STREET, 141ST STREET (FIG. 5.3-16)



LOCAL RESIDENTIAL - RURAL/ESL CHARACTER

INTERNAL LOCAL STREETS (FIG. 5-3.19)



- SIDEWALK REQUIRED FOR R1-18 PCD AREAS

- NATURAL SURFACE PATH REQUIRED FOR R1-43 PCD AREAS

STREETSCAPE PLANT PALETTE

TREES

ACACIA GREGGII	CATCLAW ACACIA
CHILOPSIS LINEARIS	DESERT WILLOW
OLNEYA TESOTA	IRONWOOD
PARKINSONIA FLORIDA	BLUE PALO VERDE
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE
PROSOPIS VELUTINA	VELVET MESQUITE

SHRUBS

AMBROSIA DELTOIDEA	BURSA
BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER
ENCELIA FARINOSA	BRITTLEBUSH
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
LARREA TRIDENTATA	CREOSOTE
SIMMONDSIA CHINENSIS	JOJOBA

ACCENTS

AGAVE COLORATA	MESCAL CENIZA
AGAVE DESERTI	DESERT AGAVE
AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE
AGAVE OCAHUI	AGAVE OCAHUI
ASCLEPIAS SUBULATA	DESERT MILKWEED
BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA
CYLINDROPUNTIA FULGIDA	CHOLLA
DASYLIRION WHEELERI	DESERT SPOON
ECHINOCACTUS GRUSONII	GOLDEN BARREL
EUPHORBIA ANTISYPHILITICA	CANDELLA
FEROCACCTUS WISLIZENI	BARREL CACTUS
FOUQUIERIA SPLENDENS	OCOTILLO
MUHLBERGIA RIGENS	DEER GRASS
OPUNTIA 'SANTA RITA'	PURPLE PRICKLY PEAR
YUCCA ELATA	SOAP TREE YUCCA

GROUNDCOVERS

BAILEYA MULTIRADIATA	DESERT MARIGOLD
DALEA GREGGII	TRAILING INDIGO BUSH
LANTANA 'NEW GOLD'	NEW GOLD LANTANA
MELAMPodium LEUCANTHUM	BLACKFOOT DAISY
PENSTEMON PARRYII	PARRY'S PENSTEMON
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW

EXHIBIT R: STREETSCAPE CROSS SECTIONS



FIESTA RANCH PCD APPLICATION

6. PEDESTRIAN & BICYCLE CIRCULATION

In addition to roadway improvements, this project will provide for extensive on-street and off-street pedestrian circulation that will enhance community connectivity to nearby trail networks. On-street trail and/or sidewalk improvements will be provided along Rio Verde Drive, 138th Street and 141st Street. No sidewalk improvements will be provided along Rio Verde Drive, but a natural surface trail will be constructed. Additional sidewalk and trail routes will be provided interior to the development parcels and will be determined when more specific site planning is completed.

Off-street, a community trail linkage will be provided within the southern wash corridor to provide for a connection between 138th Street and 141st Street at the southern edge of the property. A similar cross-connection will be provided within the 100-foot Rio Verde Drive scenic corridor and along the wash corridor between Parcels 8 and 11. Each of the wash corridor trail alignments are preliminary and the actual alignment will be determined when more specific site planning is completed.

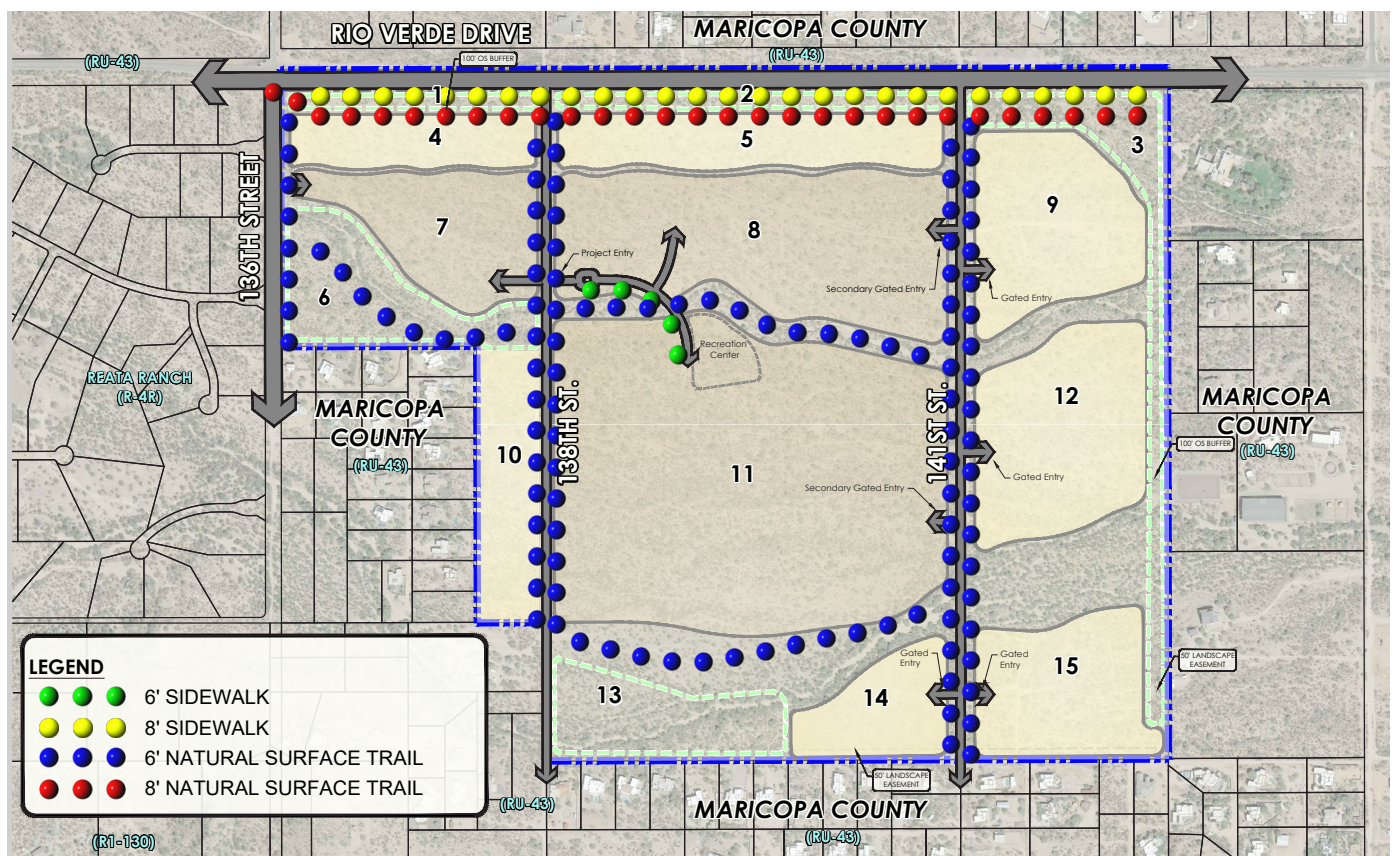


EXHIBIT S: PEDESTRIAN CIRCULATION PLAN





E. COMMUNITY CHARACTER

The development will respect and enhance viewsheds and natural features through thoughtful site design. The landscape design will provide transitional planting concepts, conscientious of water usage and appropriate species that are consistent with the ESL Plant List. The open spaces throughout the community will be distributed and connected in such a way to foster active social engagement among residents, provide gathering spaces and recreational opportunities, and encourage an appreciation of the desert environment. The architectural character of Fiesta Ranch will complement the natural surroundings through careful selection of color and materials as well as design elements and overall style.

1. LANDSCAPE DESIGN & OPEN SPACES

Within the Fiesta Ranch community the landscape design will provide transitions between the less developed desert surrounding and the internal community spaces that call for softer and more dense landscape. Enhanced planting will be used to accentuate significant areas such as entries and gathering spaces. The landscape at community open spaces, pedestrian connections and sidewalks in the community will also provide additional shade tree planting.

Various open space amenities will be disbursed throughout the neighborhoods with convenient access for each resident. These amenities may vary in size and design; however, amenities may include trails, seating, trash receptacles, shade structures, picnic tables, or play structures.

2. ARCHITECTURE, WALLS & ENTRY MONUMENTS

Although the residential architectural styles for Fiesta Ranch have not been selected, the architecture of the community will complement both the surrounding natural landscape as well as the nearby built environment. Shapes, forms, textures and colors of constructed elements can reflect those of features found in the desert. Homes, community buildings and other designed elements can employ natural materials such as stone, metal and wood as well as earth-tone colors to visually blend them into the desert landscape. Buildings will be sited for optimal sun-shade exposures wherever possible.

Walls, entry monuments and other architectural elements built within the community will also use form, material and color to incorporate into the surrounding environment and to reinforce the community identity. It is likely that a variety of wall and fence types will be designed for Fiesta Ranch. Strategic use and placement of walls and fences for privacy and security will supplement the aesthetic design in creating unobtrusive barriers. View fencing shall be used where needed to create comfortable and visibly safe community spaces. Retaining walls, culverts and similar structures should be designed to have as natural appearance as possible and should be screened from view where allowed.

FIESTA RANCH PCD APPLICATION

3. LIGHTING

Lighting within the community, as discussed previously in this application, shall conform to Scottsdale's "Dark Sky" requirements and policies. Light standards and fixtures should be incorporated into the desert landscape as much as possible and reflect the character and theme of the community.

VII. CONCLUSION

Approval of the rezoning for the Fiesta Ranch planned community will allow for the development of a desirable residential development designed with the needs of the greater area and the goals of the City of Scottsdale at its core. Providing the added flexibility, the PCD zoning will allow the developer to construct a sustainable residential community sensitive to its unique environment and encouraging the engagement of its residents with that environment. The request is for fewer residences than permitted under the City's General Plan and will result in the preservation of 33% more natural desert than required by the existing zoning.



FIESTA RANCH PCD APPLICATION

APPENDIX A: FIESTA RANCH DEVELOPMENT STANDARDS

These amended development standards for the R1-43 and R1-18 districts apply to the Rio Verde property. The property includes approximately 273 acres bounded by Rio Verde Drive on the north, 136th Street & 138th Street on the west, the 142nd Street alignment on the east and Quail Track Road on the south. All development shall be further regulated by Declaration of Covenants, Conditions and Restrictions (CC&Rs) as well as provisions of the Environmentally Sensitive Lands ordinance as approved by the City of Scottsdale.

R1-43 PCD ESL

Sec. 5.100. - Single-family Residential (R1-43).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.101. - Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.102. - Use regulations.

- A. Permitted uses: Buildings, structures or premises shall be used, and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.
- B. Uses permitted by conditional use permit:
 - 1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.102. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Accessory buildings including private garages, swimming pools, and recreation buildings and courts	P
2. Accessory uses including home occupation	P (1)
3. Care home	P (2)

FIESTA RANCH PCD APPLICATION

4. Cemetery (see Section 1.403. for criteria)	CU
5. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
6. Day care home	P
7. Day care group home	P
8. Dwelling unit, single-family, including Vacation rental or Short-term rental	P (3)
9. Farm	CU
10. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (4) (5)
11. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (4)
12. Golf course (except miniature golf course or commercial driving range)	CU
13. Guest house, as an accessory use	P (6)
14. Ham transmitting or receiving radio antennas in excess of seventy (70) feet	CU
15. Model home, temporary sales office/buildings	P (7)
16. Municipal uses	P
17. Place of worship	P (8)
18. Public utility buildings, structures or appurtenances thereto for public service uses	CU
19. Wireless communication facility, Type 1, 2 and 3	P (9)
20. Wireless communication facility, Type 4	CU (10)

Use Limitations:

- (1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

FIESTA RANCH PCD APPLICATION

- (2) Care home is subject to the following criteria:
- a. *Floor area ratio*: Is limited to thirty-five hundredths (0.35) of the net lot area.
 - b. *Capacity*: The maximum number of residents, including up to ten (10) disabled persons, the manager/supervisor, property owner, and residential staff at the home is twelve (12) per residential lot.
 - c. *Location*: A care home shall not be located within twelve hundred (1200) feet, measured from lot line to lot line, of another care home.
 - d. *Compatibility*: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
 - e. *Criteria*: Care homes must be licensed by the State of Arizona and must provide proof of such licensing by the State of Arizona as a health care institution to the Director of Planning prior to the commencement of operations. All care homes must pass an initial and annual fire inspection administered by the Scottsdale Fire Department. Proof of such inspection and of correction of any noted deficiencies must be available at the care home at all times.
 - f. *Accommodation*: A disabled person may request a disability accommodation from the above criteria or a development standard pursuant to Section 1.806. of this Zoning Ordinance.
- (3) Limited to one main dwelling unit per lot.
- (4) Conditional use permit is not required for public or charter educational services.
- (5) Educational service, charter school: minimum lot size is forty-three thousand (43,000) square feet.
- (6) Guest house, as an accessory use subject to the following criteria:
- a. The cumulative square footage of the guest house(s) shall be no greater than one-half (1/2) the livable square footage of the main dwelling.
 - b. Any guest house shall be connected to the existing water meter for the main dwelling. It shall not be separately metered.
 - c. The guest house shall not be rented or offered for rent independent of the main dwelling.
- (7) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.
- (8) Place of worship subject to compliance with the following standards, as well as those otherwise required in the underlying District:
- a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
 - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Section 7.100. through 7.102., exceptions to height restrictions, which shall not apply to churches within the underlying District.)
 - d. Required open space:

FIESTA RANCH PCD APPLICATION

- i. Minimum: 0.24 multiplied by the net lot area.
- ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
- iii. NAOS may be included in the required open space.

e. Parking:

- i. Parking shall observe the minimum front yard setbacks of the underlying District for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building lines.
- ii. A minimum of fifteen (15) percent of all parking areas shall be landscaped.
- iii. A ten-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community (P-C), or any portion of a Planned Residential Development (PRD) with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

f. Lighting:

- i. All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.
- ii. All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community (P-C), or any portion of a Planned Residential Development (PRD) with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.
- iii. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.

g. Screening:

- i. There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community (P-C), or any portion of a Planned Residential Development (PRD) with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
- ii. There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

h. Access:

- i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.
- ii. Access to a local or local collector residential street is prohibited when the primary worship center, auditorium, or other major gathering place exceeds three thousand (3,000) square feet.

i. Operations: No outdoor activities shall be permitted after 10:00 p.m.

j. Noise: Outdoor speakers or paging systems are not allowed.

(9) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

FIESTA RANCH PCD APPLICATION

(10) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2431, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2636, § 1, 2-15-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3697, § 1(Exh. 1), 9-26-06; Ord. No. 3879, § 1(Exh. § 6), 3-2-10; Ord. No. 3899, § 1(Res. No. 8342, Exh. A, § 4), 8-30-10; Ord. No. 3920, § 1(Exh. §§ 24, 25), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 25, 26), 4-3-12; Ord. No. 4140, § 1(Res. No. 9643, Exh. A, § 2), 2-25-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 74, 75), 5-6-14; Ord. No. 4288, § 1(Res. No. 10650, § 1, Exh. A), 11-14-16; Ord. No. 4326, § 1(Res. No. 10963, § 1(Exh. A)), 12-5-17; Ord. No. 4365, § 1(Res. No. 11261, § 1(Exh. A, § 5)), 11-13-18)

Sec. 5.103. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 8), adopted Aug. 25, 2014, repealed § 5.103 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area:

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **thirty-two thousand, two hundred fifty (32,250)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions:

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ **one hundred thirteen (113)** feet.

C. Density: There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height: No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards:

1. Front Yard:

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **thirty (30)** feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

FIESTA RANCH PCD APPLICATION

2. Side Yard: There shall be a side yard of not less than ~~twenty (20)~~ **fifteen (15)** feet on each side of a building.
3. Rear Yard: There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ **twenty-six (26)** feet.
4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings:

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than forty (40) feet.

G. Walls, fences and landscaping:

Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. Access:

All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral:

Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12) Sec. 5.105. - Off-street parking.

The provisions of article IX shall apply. Sec. 5.106. - Signs.

The provisions of article VIII shall apply. Sec. 5.107.

[Repealed by Ordinance No. 1575.]

FIESTA RANCH PCD APPLICATION

R1-18 PCD ESL

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

- A. Permitted uses: Buildings, structures or premises shall be used and building, and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.
- B. Uses permitted by conditional use permit:
 - 1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03; Ord. No. 4365, § 1(Res. No. 11261, § 1(Exh. A, § 5)), 11-13-18)

Sec. 5.303. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

- A. Lot area:
 - 1. Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ **thirteen thousand, five hundred (13,500)** square feet.
 - 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot dimensions:
 - 1. Width. All lots shall have a minimum width of one ~~hundred twenty (120)~~ **ninety (90)** feet.
- C. *Density*. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.
- D. *Building height*. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
- E. Yards:
 - 1. Front Yard.

FIESTA RANCH PCD APPLICATION

- a. There shall be a front yard having a depth of not less than ~~thirty-five (35)~~ **twenty-six (26)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty-five (35)~~ **twenty-six (26)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~thirty-five (35)~~ **twenty-six (26)** feet shall be provided on each street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ~~ten (10)~~ **eight (8)** feet.
 3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **twenty-three (23)** feet
 4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings:

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.

G. Walls, fences and landscaping:

Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. Access:

All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply

Sec. 5.306. - Signs.

The provisions of article VIII shall apply

Pre-application No.:

Project Name:

576-PA-2018
Fiesta Ranch

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: 136th & Rio Verde
b. County Tax Assessor's Parcel Number _____
c. General Location _____
d. Parcel Size: _____
e. Legal Description: See title

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

M. Granger

Date

3/5 2019
_____, 20____
_____, 20____
_____, 20____

Signature

M. Granger

Approved in Resolution 6161, October 7, 2002

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

136th & Rio Verde ~ Fiesta Ranch
(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

M. Granger
Signature of Property Owner

3/8/2019
Date



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: _____

Company: Wildcat Ridge

Address: 136th & Rio Verde

Phone: _____

Fax: _____

E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): M. Grainger Title: _____

M. Grainger
Signature

Date: 3/8/2019

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov